



**GRASSROOTS**  
REALTY GROUP

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**622 Whispering Greens Avenue  
Vulcan, Alberta**

**MLS # A1135372**



**\$38,000**

**Division:** NONE

**Lot Size:** 0.12 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** 32-16-24-W4

**Zoning:** Residential - R-1

**Water:** -

**Sewer:** -

**Utilities:** -

Here is a great opportunity to own a lot in a community on a beautiful 18 hole golf course! That property is right here, ready for you to build your dream home, which is part of the Whispering Greens Home Owners Association. The HOA fee is applicable once you have built. Lawn maintenance and snow removal are covered with the HOA fee. This could come in handy, especially if you want to travel. There are no building commitments. Along with the golf course, the Town of Vulcan has many amenities including a hospital, paved walking path, new seasonal swimming pool, and other recreational facilities. Surrounding lakes include McGregor Lake, Twin Valley Reservoir, and Little Bow Provincial Park. The City of Lethbridge is about 100 km to the south, the City of Calgary is about 120 km to the north, and the majestic Rocky Mountains are to the west.