



**204076 Range Road 253**  
**Rural Vulcan County, Alberta**

**MLS # A2108695**



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Double Wide Mobile Home		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Many Trees, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to paradise!! This stunning acreage has been lovingly cared for and has so much to offer the next family!!! Drive up and you are welcomed by steel corrals and an automatic gate. Pull in and you will see your beautiful red barn perfect for the 4 legged critters. The property features an assortment of steel pens and a huge outdoor riding arena complete with a return alley and roping boxes and beautiful sand. Don't forget to click on the additional photos to see summer videos and a video of the arena without the snow. The property is lined by trees on the north and west side only adding to the appeal of this property. Need indoor work space look no further then the 26x26 garage that comes fully finished just add heat and away you go. The beauty of this property doesn't stop there as you walk up to the house you are welcomed by a massive deck that would be perfect for the evening BBQ's. As you step inside the large mudroom perfect for all the chore clothes and is steps away from the laundry room keeping the mess contained. The large master bedroom features a good sized walk in closet and a huge soaker tub and plenty of room for a king sized bed. The open living room kitchen concept is perfect for entertaining and also for those cooking marathons with tons of counter space as well as a large pantry. The warm inviting living room has plenty of space and light making this a cozy space. The other 2 bedrooms are conveniently located at the opposite end of the house as well as another 4 piece bath. The west facing door to outside also leads to another patio so you get your choice of spaces through out the day. 2 wells are also located on this property. This home truly ticks all the boxes and is ready for it's new family. Call your favorite agent you won't be disappointed. Click the additional photos link for videos.