

# \$539,900 - 171033 Range Road 221, Rural Vulcan County

MLS® #A2201349

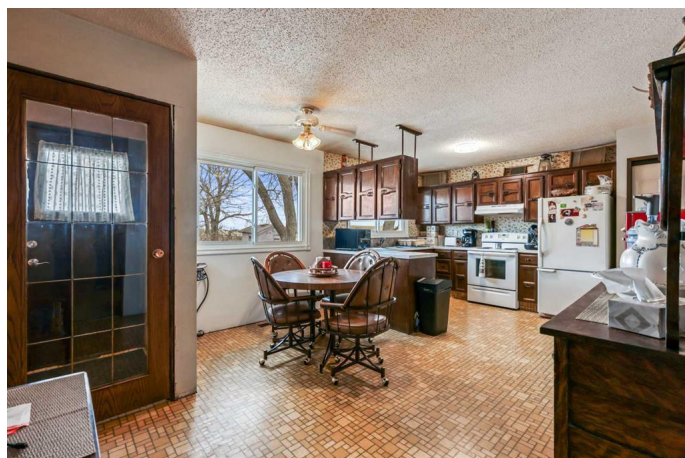
**\$539,900**

4 Bedroom, 2.00 Bathroom, 1,138 sqft  
Residential on 4.87 Acres

NONE, Rural Vulcan County, Alberta

**\*\*Charming Bungalow on 4.87 Acres â€“  
Perfectly Located for Country Living with City  
Convenience!\*\***

Welcome to this lovely bungalow situated on 4.87 acres, just 16 miles northeast of the Town of Vulcan. Offering the best of both worlds, this property provides a serene country lifestyle while still being centrally located â€“ only an hour away from Lethbridge, Strathmore, and High River, and just 1.5 hours to Calgary! This 1,137 sq.ft. bungalow features a spacious country kitchen and a cozy living room with a large picture window that frames picturesque views of the surrounding countryside. The main floor includes 3 bedrooms, a full bathroom, and a convenient laundry area. The partially finished basement offers additional living space with 1 bedroom (window does not meet egress), a generous family room featuring a wood-burning stove, perfect for those chilly winter nights. The heat from the stove warms the entire home! Additionally, there's a 3-piece bathroom and plenty of storage space. A standout feature of this property is the oversized, detached double garage/shop that was added in September 2023. This heated space is perfect for anyone needing a workshop or extra storage! Some noteworthy recent updates include the septic tank rebuild in 2023, pressure tank and points brought into the home (Feb. 2024), a new furnace installed in September 2024 with



rough-in for air conditioning and all ducts cleaned, a new hot water tank (Oct. 2024), new front and back windows (2024), eavestrough replaced (2022), and a new roof (2017). This private acreage offers the ideal setting for someone looking to escape the city while still being close enough to commute in any direction. A added Bonus is just minutes to Lake Mc Gregor with amazing Activities allowed perfect to have just around the corner! It's ready for a new owner to add their personal touch and make it their own. Donâ€™t miss the opportunity to own this peaceful retreat!

Built in 1970

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2201349                         |
| Price          | \$539,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,138                            |
| Acres          | 4.87                             |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 171033 Range Road 221 |
| Subdivision | NONE                  |
| City        | Rural Vulcan County   |
| County      | Vulcan County         |
| Province    | Alberta               |
| Postal Code | T0L 2B0               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | 220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Oversized, Driveway, Double Garage Detached, See Remarks |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, See Remarks   |
| Appliances        | Garage Control(s), Refrigerator, Electric Stove, Freezer, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Pellet Stove, See Remarks  |
| Cooling           | Rough-In  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Dog Run, Garden   |
| Lot Description   | Landscaped, No Neighbours Behind, See Remarks, Dog Run Fenced In, Fruit Trees/Shrub(s), Lake, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 152              |
| Zoning         | CR               |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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