

# \$399,000 - 190003 240 Range Road, Rural Vulcan County

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MLS® #A2216759

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,503 sqft  
Residential on 0.89 Acres

NONE, Rural Vulcan County, Alberta

10 Minutes to Lake McGregor, easy access to the finest boating, fishing and swimming around! This well kept home on just under an acre will not fail to impress! This 3 bedroom 2 full bath home is perfect for a family wanting to escape the hustle and bustle of city life, or someone looking to downsize. Improvements in 2024: new metal roof, new siding all around. Everything is on the same level! The spacious kitchen provides ample room for meal prep and the pantry allows for some food storage. The primary bedroom is located at the other end of the home from the two other bedrooms, so the kids won't be bothering you. Escape the city and enjoy the country life while still being an easy drive to the city, and only 15 minutes to Vulcan, 30 minutes to High River, 40 minutes to Strathmore, 45 minutes to Okotoks, and 50 minutes to the South Health Campus all on paved roads! This country home is both quiet and accessible. Hurry before this home is gone!

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2216759  |
| Price     | \$399,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Square Footage | 1,503                   |
| Acres          | 0.89                    |
| Year Built     | 2012                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 190003 240 Range Road |
| Subdivision | NONE                  |
| City        | Rural Vulcan County   |
| County      | Vulcan County         |
| Province    | Alberta               |
| Postal Code | T0L 1P0               |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Utilities      | Natural Gas Connected |
| Parking Spaces | 5                     |
| Parking        | Off Street            |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island   |
| Appliances        | Dishwasher, Freezer, Refrigerator, Washer/Dryer, Electric Oven |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Other            |
| Lot Description   | Few Trees, Lawn  |
| Roof              | Metal            |
| Construction      | Other            |
| Foundation        | Pillar/Post/Pier |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 137           |

Zoning

RURAL GENERAL

Listing Details

Listing Office

Real Broker

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