# \$660,000 - 174068 Range Road 214, Rural Vulcan County

MLS® #A2236047

#### \$660,000

3 Bedroom, 3.00 Bathroom, 966 sqft Residential on 5.36 Acres

Sunset Marks, Rural Vulcan County, Alberta

\*Welcome to Your Ideal Recreational Getaway on Lake McGregor\*\*

Discover the perfect recreational property just over an hour from Calgary at Sunset Marks on Lake McGregor. This stunning lakefront home provides an exceptional setting to entertain friends and enjoy various activities both on and off the water. Whether you prefer paddleboarding, kayaking, kiteboarding, motorboating, or even ice fishing in the winter, this location has it all.

Set on just under 7 acres, the charming 1956 home boasts 960 square feet of living space, which was thoughtfully brought in and placed on a new concrete walkout foundation in 2004. The property features 3 comfortable bedrooms, 2.5 bathrooms, and a fully developed basement with an abundance of windows, allowing natural light to flood the space.

The main floor showcases huge windows that offer breathtaking views of the lake, complemented by a fully wraparound deck â€"perfect for enjoying those beautiful summer evenings. The home is equipped with two potable water tanks, each holding 1,250 gallons. Recent upgrades include a new air conditioning system installed in 2023, and the kitchen was modernized in 2009. The furnace







and hot water tank were also replaced when the house was placed on its foundation in 2004.

Additional features of this property include in-floor heating in the basement, a spacious 34 x 52 workshop with RV parking and propane heat, and 2 X 12' x 14' doors for easy access. A rainwater collection system is in place, providing 1,250 gallons of stored rainwater for watering the lawn.

An additional outbuilding with its own electricity, shower, and toilet is conveniently hooked up to the septic system, enhancing the property's functionality. The home runs on propane, with two tanks located on the property.

For water enthusiasts, there's a boat launch just down the road. The roof and siding were replaced in 2009, ensuring a well-maintained exterior. The closest town is Milo, which offers various amenities for your convenience.

Don't miss out on this unique opportunity to own a piece of paradise that combines relaxation, recreation, and the beauty of lakefront living.

Built in 1956

Bathrooms

#### **Essential Information**

MLS® # A2236047
Price \$660,000
Bedrooms 3

3.00

Full Baths 2
Half Baths 1

Square Footage 966

Acres 5.36

Year Built 1956

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

### **Community Information**

Address 174068 Range Road 214

Subdivision **Sunset Marks** 

City Rural Vulcan County

County **Vulcan County** 

**Province** Alberta Postal Code **TOL 1L0** 

#### **Amenities**

Gravel Driveway, Heated Garage, Insulated, Parking Pad, Quad or More **Parking** 

Detached, RV Access/Parking, RV Garage

3 # of Garages

Is Waterfront Yes

#### Interior

**Interior Features** Ceiling Fan(s)

Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, **Appliances** 

Refrigerator, Window Coverings

In Floor, Propane Heating

Central Air Cooling

Fireplace Yes # of Fireplaces 1

**Electric Fireplaces** Yes

Has Basement

Finished, Full, Walk-Out Basement

#### **Exterior**

Exterior Features Private Yard, RV Hookup

Lot Description Beach, Lake, No Neighbours Behind, Private, Views, Waterfront

Roof Asphalt Shingle

Vinyl Siding, Wood Frame Construction

Foundation **Poured Concrete** 

#### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 121

Zoning Acreage with Residence

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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