

# \$285,000 - 720 1 Avenue S, Vulcan

MLS® #A2223716

**\$285,000**

0 Bedroom, 0.00 Bathroom,  
Land on 17.96 Acres

NONE, Vulcan, Alberta

Prime Development Opportunity â€“ 17.96 Acres with Highway 23 frontage within the town of Vulcan, AB.

Discover the perfect blend of location, potential, and versatility with this remarkable 17.96-acre parcel boasting high-visibility highway frontage within the thriving community of Vulcan. Currently zoned transitional agriculture, this land opens the door to endless possibilitiesâ€”whether you're envisioning a business development, commercial venture, or agricultural use. With utilities available nearby and excellent access from the main road, rezoning could unlock significant potential (subject to municipal approval).

Whether youâ€™re an investor, developer, or entrepreneur, this is a rare opportunity to secure a sizable piece of land in a growing region of Southern Alberta.

Vulcan is home to a wide array of amenities including a hospital, schools, grocery stores, recreation centre, golf course, and local shops. Its central locationâ€”just over an hour to Calgary and Lethbridgeâ€”makes it an ideal hub for rural living with urban convenience. The town continues to attract families, retirees, and businesses alike, thanks to its affordable land, proactive local government, and vibrant community spirit.

Whether you're looking to build, invest, or create something entirely new, this property offers the space, location, and flexibility to make your vision a reality. Don't miss this one-of-a-kind opportunity



## Essential Information

MLS® #	A2223716
Price	\$285,000
Bathrooms	0.00
Acres	17.96
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	720 1 Avenue S
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
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## Exterior

Lot Description	Corner Lot
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## School Information

District	Palliser Regional Division No. 26
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## Additional Information

Date Listed	May 22nd, 2025
Days on Market	60
Zoning	TA- Transitional Agricult

## Listing Details

Listing Office	RE/MAX Complete Realty
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