

# \$425,000 - 162072 Range Road 220, Rural Vulcan County

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MLS® #A2247145

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,034 sqft  
Residential on 7.93 Acres

NONE, Rural Vulcan County, Alberta

Welcome to this cozy two bedroom, one and a half bath retreat nestled on just under 8 acres of land in the Vulcan County. This charming home offers just over 1,000 sqft of warm and inviting living space, perfect for a starter acreage or a peaceful getaway from the city hustle. The property features many outbuildings including a shed, a versatile shop, a quonset, and another building with electricity for your hobbies, there are so many possibilities. For the outdoor lovers this location is a dream. Just 15 minutes away from Lake McGregor boat launch, ideal for fishing, boating, and just soaking up the lake life. Hunting and other recreational activities await nearby, with the friendly town of Vulcan just 20 minutes away for all of your essentials. Whether you are looking to settle into a welcoming home where family memories are made, searching for a weekend escape, or exploring airbnb potential for extra income, this property checks all of the boxes. This cozy cabin invites you to relax, unwind, and enjoy the best of country living. Don't miss the chance to see this beautiful acreage and experience all the opportunities it has to offer. Schedule your showing today!

Built in 1986

## Essential Information



|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2247145                              |
| Price          | \$425,000                             |
| Bedrooms       | 2                                     |
| Bathrooms      | 2.00                                  |
| Full Baths     | 1                                     |
| Half Baths     | 1                                     |
| Square Footage | 1,034                                 |
| Acres          | 7.93                                  |
| Year Built     | 1986                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, Cottage/Cabin |
| Status         | Active                                |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 162072 Range Road 220 |
| Subdivision | NONE                  |
| City        | Rural Vulcan County   |
| County      | Vulcan County         |
| Province    | Alberta               |
| Postal Code | T0L 1G0               |

### Amenities

|         |                              |
|---------|------------------------------|
| Parking | Parking Pad, Gravel Driveway |
|---------|------------------------------|

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Wood Counters, Skylight(s)                   |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Living Room, Wood Burning                                    |
| Has Basement      | Yes                                                          |
| Basement          | Partial, Crawl Space                                         |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Fire Pit                                                        |
| Lot Description   | Back Yard, Front Yard, Garden, Many Trees, No Neighbours Behind |

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Wood Frame, Wood Siding, Log |
| Foundation   | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 17               |
| Zoning         | RI               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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