

# \$450,000 - 190003 240 Range Road, Rural Vulcan County

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MLS® #A2216759

**\$450,000**

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	\$450,000
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, Electric Oven, Refrigerator, Washer/Dryer, Freezer
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	59

Zoning

RURAL GENERAL

Listing Details

Listing Office

Real Broker

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