



134004 Range RD 223  
Rural Vulcan County, Alberta

MLS # A2298521



**\$539,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	1906 (120 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Attached, Triple Garage Attached		
<b>Lot Size:</b>	3.73 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Private, Treed		

**Heating:** Boiler, Forced Air

**Water:** Cistern

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** 28-13-22-W4

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Kitchen Island, No Smoking Home

**Inclusions:** Water truck, Lawn tractor

Nestled on a sprawling 3.73 acres of picturesque land,. This delightful residence showcases charm and character and boasts 1799 sq ft of living space, Featuring original hardwood floors, solid wood doors and wide trim that you just don't see in homes anymore. The staircase to the second level is a show stopper. The heart of the home is the large eat in kitchen, recently painted white with sage green cabinets, new dishwasher and a large island. Main floor includes a convenient laundry room that also doubles as a second washroom. All the plumbing is there just need to add the shower and toilet. Completing the main level is a mud room, bedroom, dining room, living room, office/flex room, sunroom and 4 pce bath. Upstairs there are two additional bedrooms. The basement has 9' ceilings and could developed to your personal taste. Recently, the sellers replaced the old boiler to a new high tech system costing \$38000. You will also be able to enjoy the A/C for the hot summer months. This property is just as impressive outside and offers so much possibilities for the new owners. With a total of ten outbuildings, there's endless space for hobbies, storage, and work. Two heated shops anchor the property &mdash; one 30'x40' with radiant heat and dual overhead doors, and another 24'x30' with its own heat and single overhead door. You'll also find a three-car garage/workshop, a 54'x33' quonset, two additional garages, two sheds, a chicken coop, and even a bunkhouse for guests or extra storage. Leaving enough space for a garden or two. Located on 10 mins off of highway 23 and minutes to Carmangay this could be the perfect property for you to call home.