



134004 Range RD 223
Rural Vulcan County, Alberta

MLS # A2298521



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,799 sq.ft.	Age:	1906 (120 yrs old)
Beds:	3	Baths:	1
Garage:	Quad or More Attached, Triple Garage Attached		
Lot Size:	3.73 Acres		
Lot Feat:	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 which provides you with hot water on demand. You will also be able to enjoy the brand new 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 — one 30'squo;x40'squo; with radiant heat and dual overhead doors, and another 24'squo;x30'squo; with its own heat and single overhead door. You'll also find a three-car garage/workshop, a 54'squo;x33'squo; 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.