



171031 Range road 234  
Rural Vulcan County, Alberta

MLS # A2314241



**\$560,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,119 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	21.42 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Fruit Trees/Shrub(s), Garden, Lawn, Pasture, Secluded, Sq		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, See Remarks, Well
<b>Floors:</b>	Concrete, Wood	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	9-17-23-W4
<b>Exterior:</b>	Metal Siding , Other, Wood Frame	<b>Zoning:</b>	Rural General
<b>Foundation:</b>	Slab	<b>Utilities:</b>	Natural Gas
<b>Features:</b>	See Remarks		

**Inclusions:** Sold as-is where is

Discover an incredible opportunity to create your dream retreat on this 20-acre property just minutes east from the Town of Vulcan. Surrounded by scenic rolling hills and breathtaking prairie views, this unique acreage offers endless potential for the right buyer with vision and ambition. The home is currently under construction and offers over 3,000 square feet of living space, including a south-facing covered porch where you can enjoy stunning sunrises and sunsets. The current layout features 3 bedrooms and 2.5 bathrooms, but the design could easily be modified to accommodate a fourth bedrooms upstairs to suit your family's needs. The property is well suited for a hobby farm, with plenty of usable land and hundreds of established Goji berry plants greeting you as you enter the driveway. Infrastructure is already in place but requires completion. The property features two wells that require servicing and new pumps, a septic system that has been installed but still needs to be connected to the home, and a cistern water system that also requires final completion. Water can currently be trucked into the cistern as needed, or the new owner may choose to restore one of the existing wells, which is already connected to the cistern but requires a functioning pump. Whether you're looking for a personal acreage, an investment project, or a property with the potential to become an exceptional rural estate, this is your chance to finish the vision and add tremendous value. Sold as-is, where-is. This one-of-a-kind property is waiting for someone with creativity, determination, and a dream. Come experience the possibilities for yourself!