



180071 Range Road 260
Rural Vulcan County, Alberta

MLS # A2321657



\$579,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,512 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	10.72 Acres		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Pasture, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-18-25-W4
Exterior:	Vinyl Siding	Zoning:	CRES
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: Two heated stock waterers

Welcome to your own slice of prairie living, where wide-open views and fresh country air come together on 10.72 acres in Rural Vulcan County. This charming 3-bedroom, 2-bathroom home offers 1,512 sq. ft. of comfortable one-level living, with an open kitchen, dining, and living area that feels bright, practical, and easy to enjoy. The kitchen has plenty of cabinet space, a pantry, and a functional island layout that keeps everyone connected. The living room is warm and welcoming, with large windows that bring in natural light and showcase the peaceful rural setting. Outside is where this property really shines. There is room here for animals, hobbies, projects, kids, equipment, or simply enjoying the freedom of acreage life. The property includes fenced and cross-fenced areas, pasture space, and two heated stock waterers, making it a great setup for those looking for usable land with added convenience. The large deck, measuring approximately 39'8" x 11'7", gives you a great place to take in the quiet surroundings and enjoy those big Alberta skies. For anyone needing workspace, storage, or serious garage space, this property delivers. Along with a double detached garage, there is also an impressive detached shop measuring approximately 46'8" x 34'8", offering excellent flexibility for vehicles, tools, equipment, or a home-based hobby setup. Located near Brant, this acreage gives you the space and privacy of rural living while still keeping you connected to the surrounding communities. Whether you are dreaming of a quieter lifestyle, more land, a place for your projects, or simply a home with breathing room, this property offers the kind of opportunity that is getting harder to find.