



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

164
Rural Vulcan County, Alberta

MLS # A2324360



\$220,000

Division:	NONE
Lot Size:	5.76 Acres
Lot Feat:	Flag Lot, Many Trees, Private, Rectangular Lot, Rolling Slope, Treed
By Town:	Vulcan
LLD:	28-16-25-W4
Zoning:	R1
Water:	Other
Sewer:	-
Utilities:	-

Located just minutes from Vulcan, Alberta, this nearly six-acre parcel was once a farm homestead. The original structures have since been removed, leaving a mature, tree- and caragana-protected property ready for new owners. Previously intended for a new acreage build, the land is now available for buyers seeking a peaceful, wind-sheltered setting just five minutes from the Vulcan Golf Course and close to all the amenities the town of Vulcan has to offer. Call your favorite Realtor today to book a showing and explore this excellent location for your dream home.