



GRASSROOTS
REALTY GROUP

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190003 Range Rd 240
Rural Vulcan County, Alberta

MLS # A2326159



\$374,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,507 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.96 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	6-19-23-W4
Exterior:	Vinyl Siding	Zoning:	RURAL GENERAL
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Skylight(s)		

Inclusions: none

Picture yourself ending every day with uninterrupted prairie sunsets, spending weekends on the lake, and waking up to the peace and quiet that only country living can offer. Set on nearly an acre just minutes from Lake McGregor and only 15 minutes from Vulcan, this inviting 3-bedroom, 2-bathroom home offers the space, freedom, and lifestyle so many buyers are searching for. Inside, you'll discover over 1,500 square feet of bright, welcoming living space highlighted by soaring vaulted ceilings and skylights that flood the home with natural light. The heart of the home is the spacious kitchen, featuring a large island, breakfast bar, and an open layout that keeps everyone connected whether you're hosting family gatherings or enjoying a quiet evening at home. The primary bedroom is tucked away as its own private retreat with a walk-in closet and 4-piece ensuite. Two additional bedrooms and a second full bathroom provide flexibility for family, guests, or a home office. Step outside and imagine the possibilities. With nearly a full acre, there's room for gardens, kids to play, pets to roam, or simply a place to unwind after a busy day. Enjoy your morning coffee on the deck, spend summer afternoons at nearby Lake McGregor, and finish the day under Alberta's endless skies. Whether you're looking to escape the city, downsize to a quieter lifestyle, or finally own an acreage you've always dreamed about, this property offers the opportunity to make it happen.