



234005 TWP RD 164
Rural Vulcan County, Alberta

MLS # A2326169



\$589,999

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,058 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Gravel Driveway, RV Access/Parking		
Lot Size:	22.73 Acres		
Lot Feat:	Garden, Lawn, Many Trees, No Neighbours Behind, Pasture, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	20-16-23-W4
Exterior:	Vinyl Siding	Zoning:	Rural General
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Water well pump, water treatment system. water pressure tank

Escape to country living on this 22.73-acre acreage located approximately 15 minutes southeast of the Town of Vulcan. With fenced pastureland suitable for horses, cattle, or other livestock, mature trees providing excellent shelter from the wind, and a variety of outbuildings, this property offers the space and flexibility that many rural buyers are seeking. The 1¹/₂-storey home offers approximately 2,058 square feet of living space. The main level features a spacious theatre room that was formerly an attached garage, a functional kitchen complete with natural gas stove, refrigerator, dishwasher, and pantry, as well as an open-concept dining and living area designed for everyday living and entertaining. Main floor laundry and a four-piece bathroom add convenience. Upstairs, the primary bedroom includes a walk-in closet, while two additional bedrooms and a two-piece bathroom provide space for family or guests. Outdoor living is a highlight of this property. Enjoy the covered deck complete with an outdoor kitchen, hot tub, and gazebo—an ideal setting for relaxing after a day of work or hosting family and friends. For those needing workspace or storage, the property includes a heated shop/garage with 220-volt electrical service, along with a 40' x 60' quonset featuring livestock stalls and ample room for equipment, vehicles, or agricultural use. The property is serviced by a water well with water treatment system, as well as a septic tank and field system. The basement provides utility and storage space and remains undeveloped. Recent improvements include new patio doors and some updated windows. Whether you are looking for a hobby farm, an equestrian property, or simply more space to enjoy rural Alberta living, this versatile acreage offers a wide range of possibilities.