



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

181031 RR 255
Rural Vulcan County, Alberta

MLS # A2330582



\$874,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,258 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	148.56 Acres		
Lot Feat:	Pasture, Views		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	8-18-25-W4
Exterior:	Stone, Vinyl Siding	Zoning:	ag
Foundation:	Perimeter Wall, Preserved Wood	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Discover the possibilities with this exceptional 148-acre property offering breathtaking mountain views, open pasture, and a comfortable 1,250 sq. ft. home. Whether you're looking for a working farm, an equestrian property, a private country retreat, or a place to build your dream lifestyle, this property delivers space, beauty, and endless potential. The charming 1,250 sq. ft. home provides comfortable living while you enjoy the surrounding landscape. Expansive pastureland is ideal for livestock, horses, with plenty of room to expand your agricultural operation or simply enjoy wide-open spaces. Wake up each day to panoramic mountain vistas and peaceful rural surroundings while still having the flexibility to create the property you've always envisioned. Rarely do properties of this size combine productive land, stunning scenery, and an existing residence in one remarkable package. Don't miss this unique opportunity to own 148 acres of picturesque countryside where incredible views and country living come together.