



**GRASSROOTS**  
REALTY GROUP

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1711349 RR 221  
Rural Vulcan County, Alberta

MLS # A2331906



**\$524,900**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                     |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | Acreage with Residence, Bungalow                                         |        |                   |
| Size:     | 1,145 sq.ft.                                                             | Age:   | 1970 (56 yrs old) |
| Beds:     | 4                                                                        | Baths: | 2                 |
| Garage:   | Quad or More Detached                                                    |        |                   |
| Lot Size: | 4.87 Acres                                                               |        |                   |
| Lot Feat: | Few Trees, Front Yard, Garden, Landscaped, Many Trees, Pasture, Treed, V |        |                   |

|             |                         |            |                           |
|-------------|-------------------------|------------|---------------------------|
| Heating:    | Forced Air, Natural Gas | Water:     | Well                      |
| Floors:     | Vinyl Plank             | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Asphalt Shingle         | Condo Fee: | -                         |
| Basement:   | Full                    | LLD:       | 12-17-22-W4               |
| Exterior:   | Composite Siding        | Zoning:    | RG                        |
| Foundation: | Poured Concrete         | Utilities: | -                         |
| Features:   | Ceiling Fan(s)          |            |                           |

Inclusions: n/a

Welcome to this beautiful&nbsp;4.87-acre property, offering the perfect blend of country living, modern upgrades, and exceptional functionality. With extensive improvements completed over the past several years, this move-in-ready acreage provides peace of mind and plenty of room to live, work, and play. The home features a roof replaced in 2017, new eaves (2022), new windows (2023), new flooring throughout the main floor, and fresh paint throughout creating a bright, welcoming interior. Major mechanical upgrades include a new furnace and hot water tank (2024), the pressure tank relocated into the house (2024), a new well pump, and underground electrical service from the power pole to both the house and garage. A standout feature is the 30' x 30' detached garage built in 2023, constructed on a 6-inch concrete slab and finished with spray foam insulation plus additional insulation, making it an ideal space for vehicles, a workshop, or year-round projects. The septic system was rebuilt in 2023 and comes with a transferable warranty valid through 2028, providing added confidence for the next owner. With nearly five acres to enjoy and an impressive list of recent upgrades, this property offers the ideal combination of space, comfort, and convenience in a peaceful rural setting.