



GRASSROOTS
REALTY GROUP

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180082 RGE RD 255
Rural Vulcan County, Alberta

MLS # A2340734



\$860,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,280 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	160.00 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Propane	Water:	Cistern
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-18-25-W4
Exterior:	Vinyl Siding	Zoning:	Rural General
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: wood burning stove

Quarter section opportunity with a newer home already in place! This 160-acre property includes a 20' x 64' mobile home, built in 2023 by Triple M Housing in Lethbridge. The 1,280 sq. ft. home features an open floor plan with a spacious living room with wood-burning stove, dining area, and kitchen with island. Appliances include built-in dishwasher, refrigerator, stove, microwave hood fan, washer and dryer. The primary bedroom offers a large walk-in closet and full ensuite bathroom. Two additional bedrooms, a second full bathroom, and a laundry room at the back entrance complete the layout. Heat is supplied by propane gas, with a rented propane tank. Water is supplied by a 3,500-gallon cistern, and the property has a septic tank and field. This property offers wide open prairie views in every direction, with miles of surrounding countryside visible from the home site. On clear days, the Rocky Mountains can be seen to the west—an added bonus to this peaceful rural setting. The land is well suited for livestock use, with cross-fenced grassland and several dugouts used for livestock water. Approximately 50 acres are used for hay each year, with the hay field estimated to be four to five years old. A great opportunity for those looking for country living, agricultural use, or a productive rural property with a modern home already in place.