



GRASSROOTS
REALTY GROUP

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233004/233002 Twp Rd 160
Rural Vulcan County, Alberta

Twp Rd 160 Road MLS # A2341657

\$849,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,214 sq.ft.	Age:	1978 (48 yrs old)
Beds:	7	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	3.98 Acres		
Lot Feat:	Dog Run Fenced In, Farm, Few Trees, Landscaped, Lawn, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	acreage
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Rare 2-Home Acreage Opportunity ‐ Almost 4 Acres! Discover an exceptional acreage property offering almost 4 acres, 2 spacious bungalows with 2 double detached garages, a massive heated 63' x 55' workshop, 82' x 50' Quonset, barn, and additional outbuildings. Mature trees, gardens, hedges, and beautifully landscaped yards provide privacy while creating a natural separation between the two homes. A wood privacy fence, completed in 2021, surrounds the property. The first bungalow, built in 1978, has been extensively upgraded over the years, including the roof, flooring, appliances, doors, windows, and a new septic system. The second bungalow, built in 1950, offers approximately 2,213 sq. ft. with four bedrooms and has also received several updates. Both homes feature convenient main-floor laundry. This well-maintained property offers incredible flexibility for extended family, multi-generational living, rental income, or a home-based business. Bring your parents and enjoy having family close by, or rent out the second home to help offset the mortgage. With abundant space, mature landscaping, and an impressive collection of outbuildings, this is a rare opportunity to enjoy acreage living with exceptional versatility and income potential.