



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203043 531 Highway
Rural Vulcan County, Alberta

MLS # A2346085



\$710,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,944 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	8.18 Acres		
Lot Feat:	Pasture, Treed, Underground Sprinklers		

Heating:	Boiler, Fireplace(s), Natural Gas, Wood	Water:	Dugout
Floors:	Laminate	Sewer:	Engineered Septic
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters		

Inclusions: N/A

Do you want small-town country living? Located 2 1/4 miles from the village of Lomond and 50 minutes from Lethbridge, this 8.18 acre property has three bedrooms, two bathrooms and features two fireplaces (one wood-burning and one gas), an office space, double car garage and the largest pantry you've EVER seen. This home has a new tin roof, 2 pound foam insulation in the attic and under the house and a new septic field and tank recently installed. Additional buildings include a steel heated insulated 40'X40' concrete floor shop, barn with milking station, chicken coop, 32 raised garden beds with irrigation and new greenhouse. There are fruit trees including raspberries, saskatoon's, a cherry tree, honey berries, as well as strawberries, asparagus and rhubarb. This property also boasts RV hookups and a new water filtration system. This beautiful home is situated on a small hill giving you 365 degree views of the BEAUTIFUL countryside. The perfect property to start your hobby farm or large garden! Lake McGregor, Badger and Williams Lakes are all less than 10 minutes away, if you like fishing or boating. The village of Lomond features a grocery and hardware store, restaurant, bar, K-12 school, soon-to-be built arena and 24 hour cardlock fuel station. This piece of the country can be yours today; call your REALTOR® for a showing now!