

\$192,500 - Vulcan County, Rural Vulcan County

MLS® #A2098211

\$192,500

0 Bedroom, 0.00 Bathroom,
Land on 5.00 Acres

NONE, Rural Vulcan County, Alberta

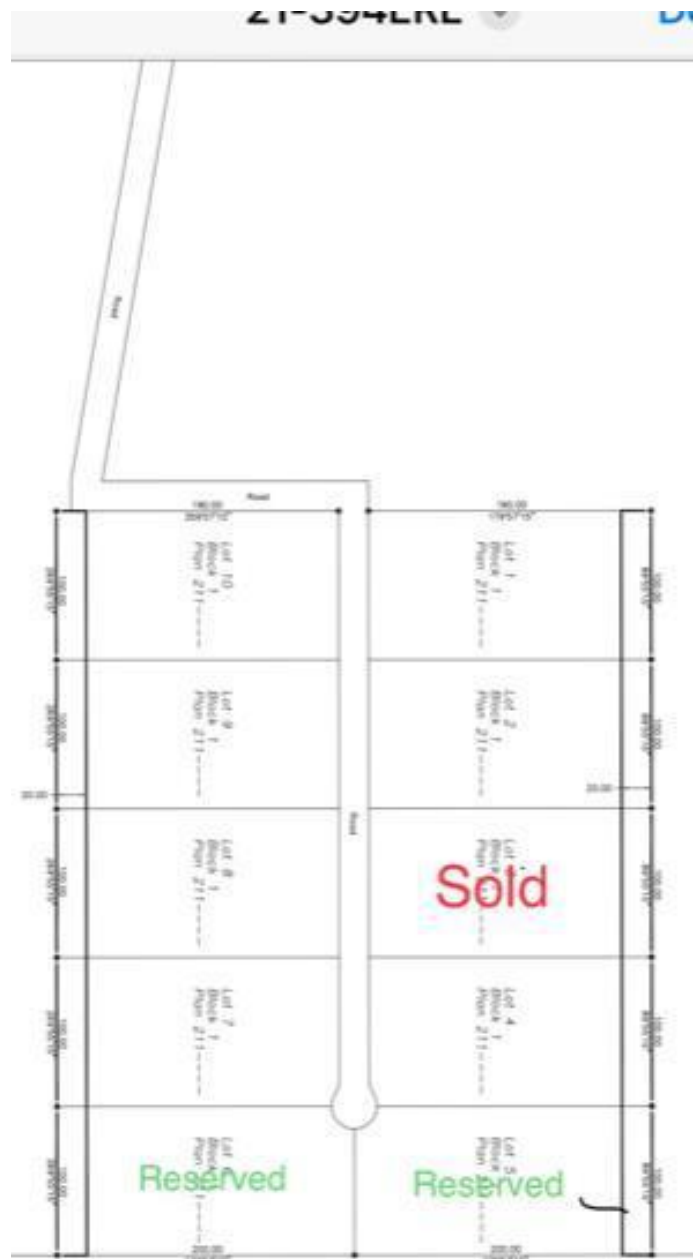
Here is your chance to bring your ideas and purchase your very own acreage lot. With the Grouped Country Residential zoning it will give you numerous options under the permitted and discretionary uses. There are very limited acreage lots available at this size and price. At just under 5 acres the possibilities are endless. For the naturalists these lots still contain untouched prairie wool grasses. The County of Vulcan has been a gem to deal with as well as the inspectors making the development process straightforward. Call your favorite agent today and lets discuss options!!!

Essential Information

MLS® #	A2098211
Price	\$192,500
Bathrooms	0.00
Acres	5.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Vulcan County
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta



SE 1/4 Sec. 17-18-25-W4M

Postal Code T0L 2B0

Exterior

Lot Description Meadow, Native Plants, Past

Additional Information

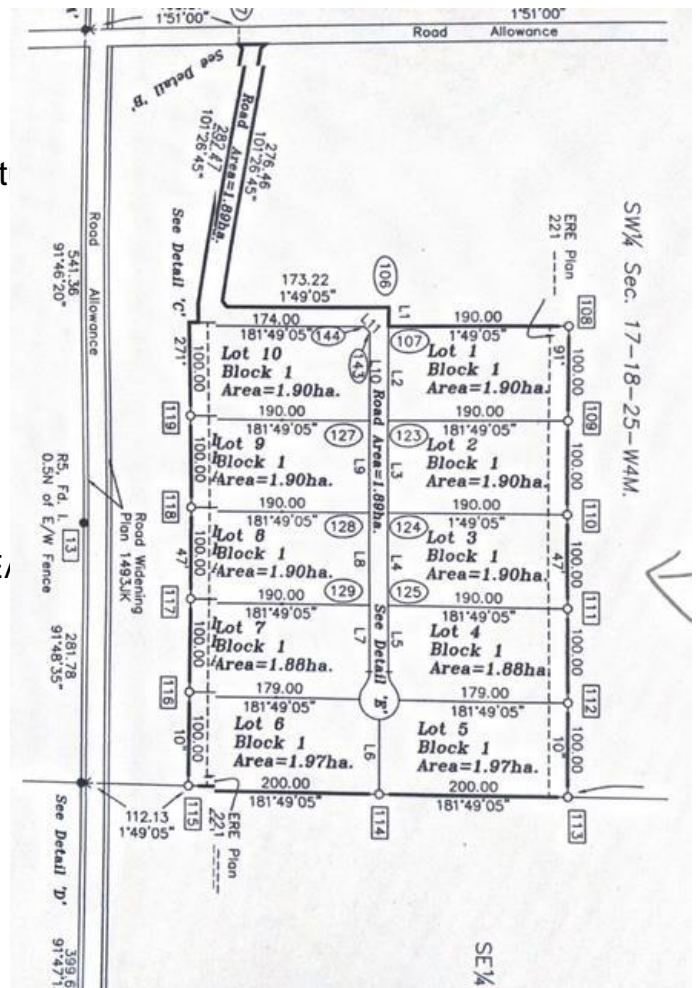
Date Listed December 18th, 2023

Days on Market 474

Zoning GCR

Listing Details

Listing Office CENTURY 21 FOOTHILLS RE



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GROUPED COUNTRY RESIDENTIAL

to provide for clustered residential development in parcels that could support private water and sewage systems areas where there is a minimum of conflict with adjacent land uses pursuant to the Municipal Development Plan.

1. PERMITTED USES Accessory buildings, structures and uses to an approved use Additions to existing buildings Home occupation 1 Modular homes Ready-to-move homes Shipping container, Temporary Single detached dwellings	DISCRETIONARY USES Alternative/Renewable Energy, Individual Duplex Garage suites Home occupation 2 Manufactured homes 1 and 2 Moved-in dwellings Multi-unit dwellings Public and institutional uses Public and private utilities Ready-to-move homes Second single detached dwellings Secondary suites Shipping container Single wind energy conversion system Any other uses determined by the Municipal Planning Commission to be similar in nature to any permitted or discretionary uses
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2. PARCEL AND LOT SIZE
A minimum lot size of 0.4 ha (1 acre) is recommended for any permitted or discretionary use. This may be varied by the Municipal Planning Commission to reasonably accommodate the proposed use.

Parcel and lot sizes for all the permitted and discretionary uses above are:

(a) **Residential uses**
(i) existing parcels;
(ii) minimum of 0.4 ha (1 acres);
(iii) maximum of 1.2 ha (3 acres).

(b) **All Other Uses**
Parcel and lot sizes for all other land uses shall be determined by the Municipal Planning Commission after consideration of comments from relevant agencies and in accordance with, but not limited to, the Municipal Government Act, a regional plan, the Subdivision and Development Regulation, this Land Use Bylaw, the Municipal Development Plan and any other applicable legislation or regulations.

Vulcan County Land Use Bylaw No. 2010-010 Page 61