

# \$678,000 - 174068 Rr 214, Rural Vulcan County

MLS® #A2175538

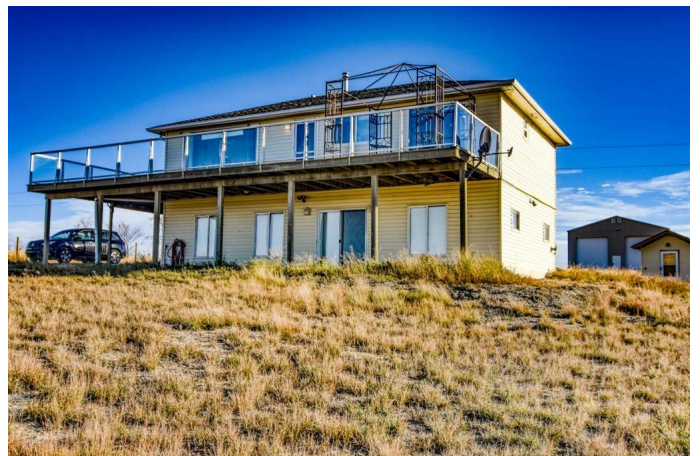
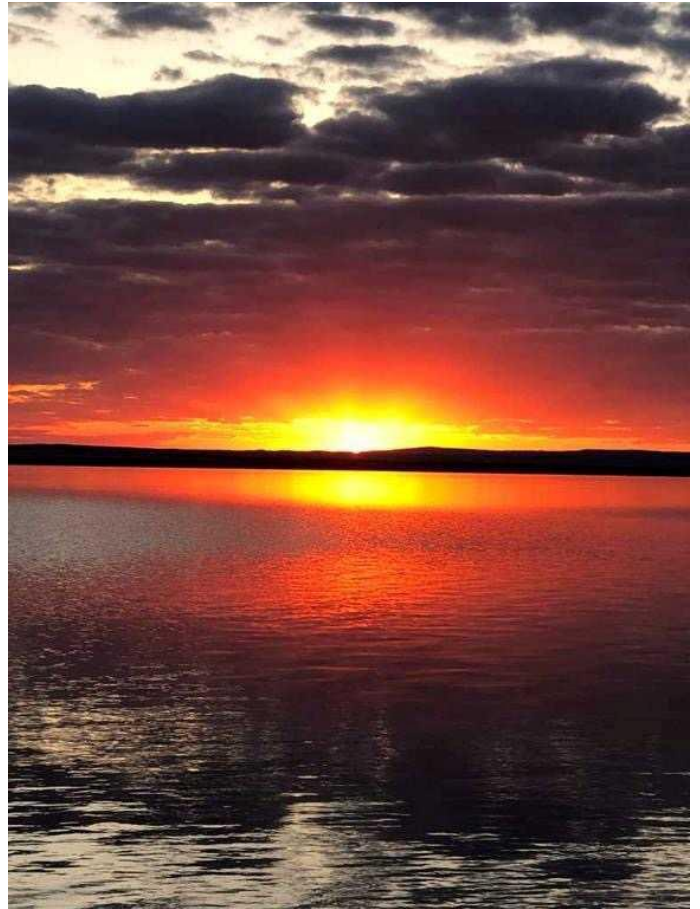
**\$678,000**

3 Bedroom, 3.00 Bathroom, 962 sqft

Residential on 5.36 Acres

MacGregor Lake, Rural Vulcan County, Alberta

Waterfront beach home. Panoramic McGregor Lake view. 5.36 acres plus title to the shoreline 1.02 acres lot. Use as a second home or perhaps a family property. Both levels serve those with mobility issues, even a wheelchair. Main floor is 960 sq ft plus about 1,000 sq ft of wrap around deck. There are 3 bedrooms up with 1 1/2 baths and hardwood flooring. The lower level is a walkout to grade with lake views. 1 bedroom and 1 bath.. . Bathrooms on both levels have wheelchair entry showers.. The home has central air conditioning. All of the furniture could be included. The drinking water is from Milo in treated watertanks, 2 1250 gal tanks There is also a 32 gal pressure tank 2023. One great feature is a 34 ft x 52 ft RV and workshop garage. It can hold two large RVs and a boat. 1,792 sq ft. Heated with a cement floor. Serves as an excellent workshop. The boat launch is nearby. For gardening there is a 1250 gal rainwater collection tank. A shed features electricity and a 500 gal water tank, hot water tank, toilet, sink and shower. On site are 2 propane tanks, one in the house and 1 in the garage. McGregor Lake is a great year round rural recreation lake. Great for boating, swimming, paddle boarding, windsurfing, kite boarding, fishing and ice fishing. Includes 2 titles. Call your realtor to view this property. Take Hwy 23 east from High River. Go past Milo 2.6 km. First right RR 214. South 9.7 km to a fork. Keep right on RR 214. Go 2.1 km to



blue sign 174068 Rge Rd 214. Just listed sign.

PIN DROP LINK:

<https://maps.app.goo.gl/3ZVFVjewK9jQttvJ9>

Paste in your browser for directions. Or enter in your GPS N 50.46727 W112.84512. Or just follow the km directions.

Built in 1956

### Essential Information

MLS® #	A2175538
Price	\$678,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	962
Acres	5.36
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	174068 Rr 214
Subdivision	MacGregor Lake
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 1L0

### Amenities

Utilities	High Speed Internet Available, None, Propane, Water Available
Parking Spaces	4
Parking	Heated Garage, Insulated, Additional Parking, Boat, Gravel Driveway, Oversized, RV Access/Parking, Tandem, Workshop in Garage

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Stove
Heating	In Floor, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric, Free Standing
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other, RV Hookup
Lot Description	Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 28th, 2024
Days on Market	174
Zoning	RR

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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