

# **\$849,900 - 255078 Twp Rd 182, Rural Vulcan County**

MLS® #A2204162

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 39.57 Acres

NONE, Rural Vulcan County, Alberta

Stop the car and take a look at this place. If you have been looking for an acreage big enough for the whole family then look no further then this 39.57 acres located conveniently off of the 804 highway. As you drive up you will be welcomed by gates leading into the property. Enjoy a sprawling bungalow with a brand new covered deck with views to live for!!! Step inside and find a huge entrance closet then tucked around the corner is a laundry room. The kitchen and dining room features an open concept with an eating bar as well. Sliding doors lead out to a massive deck that would be perfect for evening BBQ's. Do dishes while you can watch your garden grow or the kids play. The living room features those stunning mountain views which can be enjoyed through your brand new picture window. The master bedroom features a cheater ensuite and offers plenty of space. Walk down the hallway and you will find 2 more spacious bedrooms complete with a jack and jill bathroom!! Downstairs has another bedroom and a window that was upgraded to meet egress. You will also find another entrance conveniently located on the same side as the shop perfect for cleaning up after a day of work outside as there is a 3 piece bath located in the basement. Current upgrades include new plumbing, updated electrical panel, hot water tank 2021, Sump pump 2020, iron filter/water softener 2019 and a new constant pressure well pump 2020. Outside is a dream



with a fully finished 32x40 shop with a drive way looped around it. There is also a road to the 32x90 cold storage with a concrete floor!! The fences have been upgraded to give you piece of mind with the four legged family. A 160' round pen was also installed!! It doesn't stop there either it features a 60 gpm well!!! This beautiful property has something for everyone don't wait come and see it before it's too late!!!

Built in 1983

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2204162                         |
| Price          | \$849,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,597                            |
| Acres          | 39.57                            |
| Year Built     | 1983                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 255078 Twp Rd 182   |
| Subdivision | NONE                |
| City        | Rural Vulcan County |
| County      | Vulcan County       |
| Province    | Alberta             |
| Postal Code | T0L0L0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Separate Entrance, Storage   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Water Conditioner, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Storage, Dog Run   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Neighbours Behind, Pasture |
| Roof              | Metal  |
| Construction      | Wood Frame   |
| Foundation        | Wood   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 29               |
| Zoning         | RG               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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