

# \$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	32
Zoning	RG

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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