

\$599,000 - 255059 Township Road 175, Rural Vulcan County

MLS® #A2236188

\$599,000

2 Bedroom, 1.00 Bathroom, 1,074 sqft
Residential on 20.50 Acres

NONE, Rural Vulcan County, Alberta

Looking for the perfect acreage to accommodate your family, hobbies, and horses? This 20.5-acre property has it all! The charming 1,074 sq ft bungalow was moved onto a new foundation less than 20 years ago and offers comfortable living with plenty of potential. The main floor includes a spacious living room, kitchen, dining area with french doors, a 4-piece bathroom, a primary bedroom, and a second bedroom. The basement is unfinished, providing excellent storage and the opportunity to customize the space to suit your needs. Equestrian enthusiasts will appreciate the newer-built 33' x 31' barn, insulated (R20) tack shed, multiple pens, and an outdoor riding arena. This property is well set up for a rural lifestyle with plenty of space to grow! Enjoy the peace of rural living with convenient access to nearby towns – just minutes from Vulcan and a short drive to both High River and Nanton. Please note: the mobile home currently on the property is not included in the sale, but the site is serviced with existing hookups for water, septic, power, and natural gas – making it ready for another mobile if desired.



Essential Information

MLS® # A2236188

| | |
|----------------|----------------------------------|
| Price | \$599,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,074 |
| Acres | 20.50 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 255059 Township Road 175 |
| Subdivision | NONE |
| City | Rural Vulcan County |
| County | Vulcan County |
| Province | Alberta |
| Postal Code | T0L 0L0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Driveway, Gravel Driveway, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Storage |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Storage |
| Lot Description | Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Secluded, Farm |
| Roof | Metal |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 12 |
| Zoning | CR |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Lively Realty Ltd. |
|----------------|--------------------|

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