

# \$730,000 - 201030 Rr251, Rural Vulcan County

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MLS® #A2212637

**\$730,000**

3 Bedroom, 1.00 Bathroom, 789 sqft

Residential on 17.82 Acres

NONE, Rural Vulcan County, Alberta

Live in the country with high speed internet AND deliveries by Amazon? Absolutely! Located 30 minutes east of the Aldersyde overpass (just south of Aspen Crossing), it's a commutable distance to Calgary. With almost 18 acres of land and a creek meandering through the corner, you might not want to leave home. Plant a garden and live off the land? With the current well, you will have plenty of water. This bungalow is small but functional for a couple or small family. From the wrap around deck you can watch the sunrise, sunset and the occasional storm rolling in. Inside you will find a living room with decorative fireplace. Whether you're in the kitchen or living room, you have views from every window. Kitchen has been updated to add lots of storage and counterspace. There are two bedrooms on the main floor and a 4 piece bathroom with shower. Downstairs you'll find another room used as a bedroom (doesn't meet current egress requirements), a family room and the huge storage/laundry/utility room. Outside you have loads of room to play! Whether you're a hobby mechanic or a horse lover, you have plenty of room with a 30x30 garage, a quonset, horse shelters, paddocks and even a chicken coop. Perhaps a wander to the creek is all you need to relax. Property has a strong producing well, Wi-Fibre high speed internet and amazon delivers. If you crave solitude, space and dark skies, this may be the perfect acreage for you. Flexible possession.



Built in 1952

## Essential Information

MLS® #	A2212637
Price	\$730,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	789
Acres	17.82
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	201030 Rr251
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 1P0

## Amenities

Utilities	Cable Not Available, Phone Not Available
Parking Spaces	10
Parking	Double Garage Detached
# of Garages	4
Waterfront	Creek

## Interior

Interior Features	Breakfast Bar
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	32
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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