\$800,000 - 174008a Range Road 214, Rural Vulcan County

MLS® #A2231251

\$800,000

3 Bedroom, 2.00 Bathroom, 757 sqft Residential on 8.48 Acres

MacGregor Lake, Rural Vulcan County, Alberta

Located just south of the Village of Milo, this 8.48-acre parcel is situated on the east side of McGregor Lake, offering a great combination of country living and lakeside access. The property includes a 757 sq. ft. bungalow, originally built in approximately 1950 and moved onto the site several years ago. Since the move, the home has seen updates including replaced windows, new siding, and a metal roof. The main level of the home features a kitchen with dining area, living room with access to the west-facing deck, primary bedroom, second bedroom, and a full bathroom. The basement is partially developed with a spacious recreation room, four-piece bathroom, utility room, and an additional bedroom. The hot water tank was replaced in January 2025. A major highlight is the approximately 2,400 sq. ft. shop, equipped with radiant heat, concrete floor, 220 AMP electrical service, and a 16' overhead doorâ€"ideal for storage, workshop, or commercial use. Water is supplied via a 2,500-gallon cistern. The current owner hauls water from the Village of Milo. There is a septic tank and field for waste management. The yard extends west toward McGregor Lake, which is used for both irrigation and recreational purposes. No permanent structures are permitted within 20 metres of the lake's high-water mark. This sale includes







a water haul truck, John Deere tractor and mower, snow blade, yard sprinklers, lake pumps, and moreâ€"offering excellent value for anyone looking to maintain the property with ease. This unique acreage offers peaceful surroundings, practical amenities, and scenic viewsâ€"perfect for year-round living or a private retreat.

Built in 1950

Essential Information

MLS® # A2231251 Price \$800,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 757

Acres 8.48

Year Built 1950

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

Community Information

Address 174008a Range Road 214

Subdivision MacGregor Lake

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L 1L0

Amenities

Parking Spaces 10

Parking Off Street, Additional Parking, Gravel Driveway, RV Access/Parking

of Garages 6

Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Gas Stove, Refrigerator

Heating Forced Air, Propane

Cooling None Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Lawn, Rectangular Lot, Beach, Cul-De-Sac, Lake, Views

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2025

Days on Market 132

Zoning Grouped Country Residenti

Listing Details

Listing Office Magnuson Realty Ltd

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