

\$549,900 - 224074 Township Rd 172, Rural Vulcan County

MLS® #A2225882

\$549,900

2 Bedroom, 2.00 Bathroom, 1,367 sqft
Residential on 8.90 Acres

NONE, Rural Vulcan County, Alberta

Amazing opportunity to own this self-contained Hobby Farm on 8.9 acres close to Vulcan. Enjoy the rustic charm of this 1366 sqft, 2 bedroom, 2 bath farm house. Private gated front courtyard leads to a mudroom/laundry area, perfect for coming & dropping your gear or welcoming guests. Cozy sunroom addition with fireplace, the perfect spot for enjoying a book or a quiet conversation. The large country kitchen has an updated stainless appliance package including a gas stove. The spacious living room has a stone faced fireplace & will easily accommodate a large family gathering. The master bedroom was originally 2 bedrooms & was expanded to create a huge walk-in closet with custom organizers. The second bedroom is large enough to accommodate a bed & desk area. Private fenced & cross fenced acreage with gated access featuring a 44' x 48' heated shop with concrete floors, a loft and perfect 22' x 17' man cave with bar, 2pc bath & wall mounted TV. Other structures include a 60' x 39' Quonset, 16' x 12' Greenhouse, 58' x 18' barn, & a 14' x 12' duck house & pond. With a combination of modern updates & spacious out buildings this property presents a rare & versatile opportunity if you are seeking a private country lifestyle.

Built in 1915



Essential Information

MLS® #	A2225882
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,367
Acres	8.90
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	224074 Township Rd 172
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 1L0

Amenities

Parking	Quad or More Detached
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Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Courtyard, Garden, Storage
Lot Description	Garden, Lawn, No Neighbours Behind, Private, Rectangular Lot, Treed, Farm, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Block

Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	RESIDENTIAL

Listing Details

Listing Office	RE/MAX Landan Real Estate
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