

\$475,000 - 235030 Twp Rd 172, Rural Vulcan County

MLS® #A2248041

\$475,000

4 Bedroom, 1.00 Bathroom, 2,729 sqft

Residential on 8.86 Acres

NONE, Rural Vulcan County, Alberta

Just 15 minutes northeast of the Town of Vulcan, this 8.86-acre property offers a rare opportunity to own a solidly built country home with room to make it your own. Constructed in 1981 with concrete block exterior walls and poured concrete basement walls, this bungalow boasts over 2,450 sq. ft. on the main level, plus a 278 sq. ft. upper level with a walk-out deck. The home has a dated interior but tremendous potential to increase value with cosmetic updates. The main floor features an open-concept kitchen, dining, and living room, four spacious bedrooms, a full bathroom, a large laundry room, and a mudroom with sink at the main entrance. The upper level offers a bright family room with deck access and sweeping views of the countryside. The basement, currently used for storage, has a gravel floor, high ceilings, and great potential for development. Recent updates include a boiler system replaced within the past five years. Water is supplied by a drilled well, and there is also a right of way for a water co-op on the property. The acreage includes fenced pasture land, an older but well-maintained shop, additional older buildings used for storage, and an older barn in poor condition. The peaceful setting is enhanced by a natural draw—a small valley—running through the pasture at the north end of the property. If you're searching for a strong, well-built home in a tranquil rural setting—ready for your personal touch—this property is worth a closer look.



Built in 1981

Essential Information

MLS® #	A2248041
Price	\$475,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,729
Acres	8.86
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	235030 Twp Rd 172
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Open Floorplan, Ceiling Fan(s), Tankless Hot Water
Appliances	Dryer, Freezer, Gas Stove, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Natural Gas, Boiler
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Pasture

Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	August 12th, 2025
Days on Market	87
Zoning	Rural General

Listing Details

Listing Office	Magnuson Realty Ltd
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.