

\$729,900 - 251045 Hwy 534, Rural Vulcan County

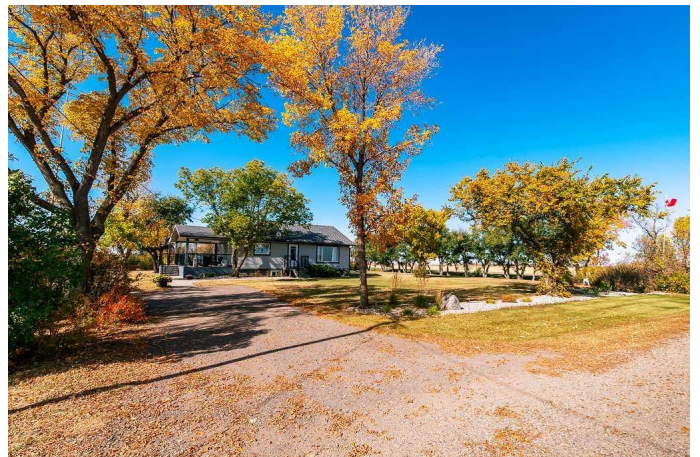
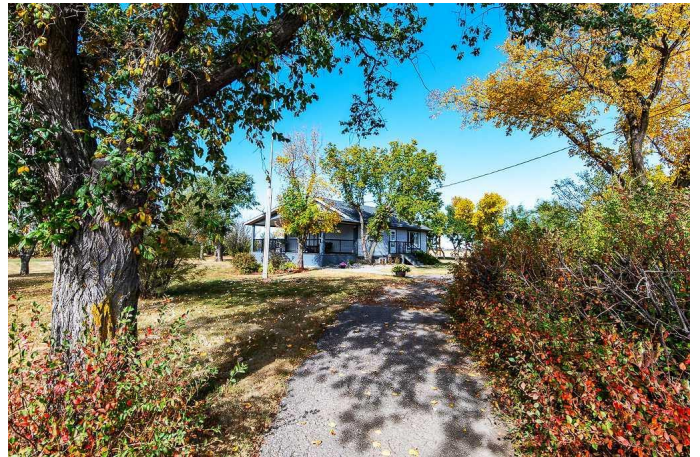
MLS® #A2261512

\$729,900

3 Bedroom, 1.00 Bathroom, 1,008 sqft
Residential on 3.04 Acres

NONE, Rural Vulcan County, Alberta

Acreage opportunities like this are RARE!!
Pride of ownership is immediately evident from the minute you drive onto the property from the paved highway – no gravel roads! – and take it all in! A warm and welcoming, well-maintained 3-bedroom bungalow, that’s seen MANY improvements over the years, with pretty yard space and plenty of trees for privacy and shelterbelt. A HUGE (37’ x 72’) concrete-floored, metal in-and-out, heated, 3-BAY shop with mezzanine that’s every handyman or car collector’s dream - and perfect for someone looking to start a home-based business (subject to County approval). A HUGE metal Quonset (40’ x 62’) for storage - so you’re not eating into shop space! - that’s large enough for equipment, tools, hay / feed – for the horse or steer you always wanted in your new acreage dream AND there’s a conveniently fenced area ready and waiting too! The bonus is that the home has seen many improvements over the years, including a newer well (with upgraded water conditioning system), newer septic system, upgraded insulation, upgraded air conditioning system with UV treatment – and so much more! This property has been loved and valued, but it’s easy to see why - stunning setting, immaculate home, exceptional outbuildings and – with Vulcan 2-mins away (with its school, shopping and hospital) High River 35-mins and Calgary or Lethbridge just an



hour each - unbeatable convenience! It's country living at its very best!! All this property needs is its next family. Could that be you? Book your private showing today and get ready to take that next big step on your acreage dream!

Built in 1950

Essential Information

MLS® #	A2261512
Price	\$729,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	3.04
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	251045 Hwy 534
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L2B0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Heated Garage, Additional Parking, Gravel Driveway, Insulated, Paved, Quad or More Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Sump Pump(s)
Appliances	Central Air Conditioner, Dryer, Electric Stove, Microwave Hood Fan,

	Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Level, No Neighbours Behind, Private, Rectangular Lot, Treed, Views, Open Lot, Pasture, Secluded, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	October 4th, 2025
Days on Market	1
Zoning	RG

Listing Details

Listing Office	Keyhole Real Estate
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