

\$550,000 - 255059 Township Road 175, Rural Vulcan County

MLS® #A2236188

\$550,000

2 Bedroom, 1.00 Bathroom, 1,074 sqft
Residential on 20.50 Acres

NONE, Rural Vulcan County, Alberta

Looking for the perfect acreage to accommodate your family, hobbies, and horses? This 20.5-acre property has it all! The charming 1,074 sq ft bungalow was moved onto a new foundation less than 20 years ago and offers comfortable living with plenty of potential. The main floor includes a spacious living room, kitchen, dining area with french doors, a 4-piece bathroom, a primary bedroom, and a second bedroom. The basement is unfinished, providing excellent storage and the opportunity to customize the space to suit your needs. Equestrian enthusiasts will appreciate the newer-built 33' x 31' barn, insulated (R20) tack shed, multiple pens, and an outdoor riding arena. This property is well set up for a rural lifestyle with plenty of space to grow! Enjoy the peace of rural living with convenient access to nearby towns – just minutes from Vulcan and a short drive to both High River and Nanton. Please note: the mobile home currently on the property is not included in the sale, but the site is serviced with existing hookups for water, septic, power, and natural gas – making it ready for another building if desired.



Essential Information

MLS® # A2236188

Price	\$550,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,074
Acres	20.50
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	255059 Township Road 175
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 0L0

Amenities

Parking Spaces	10
Parking	Parking Pad, Driveway, Gravel Driveway

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Farm, Secluded
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	83
Zoning	CR

Listing Details

Listing Office	Lively Realty Ltd.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.