

\$595,000 - 160075 Rural Road 12, Rural Vulcan County

MLS® #A2245052

\$595,000

2 Bedroom, 2.00 Bathroom, 1,298 sqft

Residential on 10.87 Acres

NONE, Rural Vulcan County, Alberta

Welcome to 160075 Range Road 212! A soul-stirring 1910 farmhouse set on 10.87 acres of gently rolling prairie in Vulcan County. Just minutes from McGregor Lake and Little Bow Provincial Park, this rare and radiant retreat blends the timeless charm of Alberta's past with the comfort and ease of thoughtful modern upgrades. Lovingly restored between 2019 and 2024, this two-bedroom, two-bathroom home has been completely transformed, including a new furnace, central A/C, tankless hot water, updated plumbing and wiring, septic pump, windows, siding, roof, and more. A reverse osmosis water system, professional radon mitigation, and a Telus security system provide peace of mind for today's rural living. Step inside and you're instantly welcomed by warmth and light. A sunny front porch sets the tone, leading into a spacious open-plan interior with soaring beamed ceilings and oversized windows that invite the landscape in. The farmhouse kitchen is a showpiece of function and beauty; featuring a Thor natural gas range, white porcelain sink, two-tone cabinetry, and a wood-topped island perfect for slow breakfasts and evening conversations. Just off the kitchen and living room, bathed in natural light, the sunroom opens to a west-facing deck which is an inviting spot for evening meals or quietly watching the sun dip below the horizon. The main floor offers a full bathroom, while upstairs, two king-sized bedrooms await you,



each with sloped ceilings, vintage-style windows, and restored built-in dressers. Downstairs, the fully developed basement adds cozy and versatile space: a large family area, bar, TV zone, workspace, guest sleeping nook, and a second bathroom with a jetted tub; a perfect sanctuary after a day outside. The land is as captivating as the home. Sheltered by mature trees and blessed with a seasonal pond, the acreage includes an oversized heated garage with attic storage, a workshop, and a classic red barn is complete with livestock stalls, a hen house, and an awe-inspiring 1,000 sq ft vaulted loft that begs to be turned into something magical. Whether you’re dreaming of hobby farming, a creative retreat, or simply a slower, more meaningful way of life, this property offers endless inspiration. Watch the sunrise with coffee in hand. Let the moonlight guide you to bed. Hear the owls calling from the rafters. Furnishings are negotiable. Come and experience the beauty for yourself. This one-of-a-kind homestead is ready to welcome you home.

Built in 1910

Essential Information

MLS® #	A2245052
Price	\$595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,298
Acres	10.87
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence

Status	Active
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Community Information

Address	160075 Rural Road 12
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L2B0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Waterfront	Beach Access, Creek, Lake, Lake Privileges

Interior

Interior Features	Crown Molding, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows, Beamed Ceilings, Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, Irregular Lot, Lake, No Neighbours Behind, Views, Cleared, Farm, Pasture, Rolling Slope
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	20
Zoning	Rural General

Listing Details

Listing Office	eXp Realty
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