

# \$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          | Acreage with Residence, Bungalow |
| 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   | Additional Parking, Gravel Driveway, Heated Garage, Insulated, Paved, Quad or More Detached |

### Interior

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

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

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 9                 |
| Zoning         | RG                |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Keyhole Real Estate |
|----------------|---------------------|

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