

\$678,000 - 174068 Rr 214, Rural Vulcan County

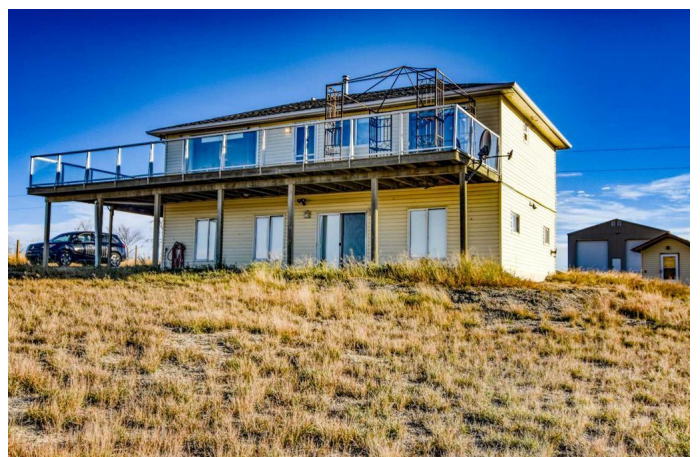
MLS® #A2175538

\$678,000

3 Bedroom, 3.00 Bathroom, 962 sqft
Residential on 5.36 Acres

MacGregor Lake, Rural Vulcan County,
Alberta

Waterfront beach home. Panoramic McGregor Lake view. 5.36 acres plus title to the shoreline 1.02 acres lot. Use as a second home or perhaps a family property. Both levels serve those with mobility issues, even a wheelchair. Main floor is 960 sq ft plus about 1,000 sq ft of wrap around deck. There are 3 bedrooms up with 1 1/2 baths and hardwood flooring. The lower level is a walkout to grade with lake views. 1 bedroom and 1 bath. . . Bathrooms on both levels have wheelchair entry showers.. The home has central air conditioning. All of the furniture could be included. The drinking water is from Milo in treated watertanks, 2 1250 gal tanks There is also a 32 gal pressure tank 2023. One great feature is a 36 ft x 54 ft RV and workshop garage. It can hold two large RVs and a boat. Heated with a cement floor. Serves as an excellent workshop. The boat launch is nearby. For gardening there is a 1250 gal rainwater collection tank. A shed features electricity and a 500 gal water tank, hot water tank, toilet, sink and shower. On site are 2 propane tanks, one in the house and 1 in the garage. McGregor Lake is a great year round rural recreation lake. Great for boating, swimming, paddle boarding, windsurfing, kite boarding, fishing and ice fishing. Includes 2 titles. Call your realtor to view this property. Take Hwy 23 east from High River. Go past Milo 2.6 km. First right RR 214. South 9.7 km to a fork. Keep right on RR 214. Go 2.1 km to



blue sign 174068 Rge Rd 214. Just listed sign.

PIN DROP LINK:

<https://maps.app.goo.gl/3ZVFVjewK9jQtvvJ9>

Paste in your browser for directions. Or enter in your GPS N 50.46727 W112.84512. Or just follow the km directions.

Built in 1956

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2175538 |
| Price | \$678,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 962 |
| Acres | 5.36 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 174068 Rr 214 |
| Subdivision | MacGregor Lake |
| City | Rural Vulcan County |
| County | Vulcan County |
| Province | Alberta |
| Postal Code | T0L 1L0 |

Amenities

| | |
|----------------|---|
| Utilities | Water Available, High Speed Internet Available, None, Propane |
| Parking Spaces | 4 |
| Parking | Insulated, Oversized, Additional Parking, Boat, Gravel Driveway, Heated Garage, RV Access/Parking, Tandem, Workshop in Garage |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | In Floor, Propane |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Free Standing, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Other, RV Hookup |
| Lot Description | Lake |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 28th, 2024 |
| Days on Market | 173 |
| Zoning | RR |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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.