

# \$64,000 - 446 Sunset Drive, Rural Vulcan County

MLS® #A2211313

**\$64,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

Little Bow, Rural Vulcan County, Alberta

Introducing a prime cottage lot for sale at Little Bow Resort, nestled in Southern Alberta's picturesque landscape. This corner lot boasts essential services up to the property line and offers a serene backdrop of mature trees and adjacent green space. Situated within the Little Bow Resort bare land condominium, this property provides a unique opportunity to build your dream cottage retreat. Little Bow Resort is well-established and ideally located just east of Little Bow Provincial Park, approximately 1.5 hours south of Calgary and 1 hour north of Lethbridge in Vulcan County. The area's highlight, Travers Reservoir, offers a clean prairie lake experience, with depths reaching 130 feet near the dam, spanning 17 kilometers in length and 10 kilometers in width. Its proximity, just 30 minutes north of Lethbridge, makes it easily accessible from Canada's fifth sunniest city, renowned for its dry, sunny climate. The resort provides exclusive access to private beaches, a small dock, and a marina along the shoreline. The area enjoys notably warmer and sunnier conditions than Calgary, making it an ideal year-round destination. Experience a four-season playground offering activities ranging from winter sports like ice fishing, cross-country skiing, and skating to summer delights such as swimming, boating, water skiing, fishing, and kayaking. Whether you seek adventure or relaxation under the sun, this Little Bow Resort cottage lot promises an idyllic retreat for creating lasting memories.



## Essential Information

MLS® #	A2211313
Price	\$64,000
Bathrooms	0.00
Acres	0.15
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	446 Sunset Drive
Subdivision	Little Bow
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

## Amenities

Amenities	Beach Access, Boating, Park, Picnic Area, RV/Boat Storage
-----------	---

## Additional Information

Date Listed	April 10th, 2025
Days on Market	114
Zoning	Grouped Reservoir Res

## Listing Details

Listing Office	Magnuson 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.