

# \$399,000 - 190003 240 Range Road, Rural Vulcan County

---

MLS® #A2263162

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,507 sqft  
Residential on 0.96 Acres

NONE, Rural Vulcan County, Alberta

Looking to trade the pace of city life for wide-open skies and lake country charm without giving up easy access to the city? Just 15 minutes away from Vulcan, this 3-bedroom, 2-bathroom home sits on nearly an acre in quiet Rural Vulcan County, offering the ideal balance between peaceful seclusion and day-to-day convenience.

Located near the shores of Lake McGregor, it's a haven for nature lovers and outdoor enthusiasts alike. Whether you're boating, fishing, or simply enjoying the lake breeze, the setting adds something special to everyday life.

Inside, the home offers over 1,500 sq ft of bright, well-kept living space with vaulted ceilings, skylights, and an open kitchen complete with a breakfast bar and island. The large living room makes a natural gathering spot, and the private primary suite features a walk-in closet and 4-piece ensuite bath. Two additional bedrooms and a full bath round out the home.

With a deck for relaxing, a private yard, and almost a full acre of land to make your own, there's room here to grow, unwind, and enjoy. Off-street parking and a storage shed add to the home's practicality.

If you've been dreaming of space, sky, and serenity, while staying connected to the city, this is your opportunity. Reach out today to book your private showing!



Built in 2012

## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2263162                                        |
| Price          | \$399,000                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,507                                           |
| Acres          | 0.96                                            |
| Year Built     | 2012                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Double Wide Mobile Home |
| Status         | Active                                          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 190003 240 Range Road |
| Subdivision | NONE                  |
| City        | Rural Vulcan County   |
| County      | Vulcan County         |
| Province    | Alberta               |
| Postal Code | T0L1P0                |

## Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Freezer, Refrigerator, Washer/Dryer                                                    |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                              |
| Basement          | None                                                                                                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Few Trees, Lawn |
| Roof              | Metal           |

|              |                  |
|--------------|------------------|
| Construction | Vinyl Siding     |
| Foundation   | Pillar/Post/Pier |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 2                  |
| Zoning         | RURAL GENERAL      |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain 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.