

# \$109,900 - 210 Royal Oak Lane, Rural Vulcan County

MLS® #A2221605

**\$109,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.39 Acres

N/A, Rural Vulcan County, Alberta

ONLY A FEW LOTS LEFT at the top the hill in Vista Heights in sought after Little Bow Resort! Just steps from the lake, 1.5 hours south of Calgary and 1 hour north of Lethbridge on uncongested highways. Build your dream home on this large .39-acre lot with panoramic views. Little Bow's clean Travers Reservoir is over 21 Km long with unlimited options to explore, perfect for all water sports, including boating from the private marina, relaxing and swimming on private sandy beaches, fishing, and in the winter enjoy skating, sledding, ice fishing, and fun on the ice. Take a spin on the off-road trails. Enjoy community activities from fireworks to fishing derbies to barbeques. Stunning sunsets, northern lights and some of the best star gazing in North America await. This amazing property provides for a walk-out home, with lot access from the front and back. Full services include electricity, gas, water and sewer to building site, water treatment plant (no septic needed), and garbage removal. Excellent cell coverage and high-speed internet are available. On site refueling for water craft. Secure storage. With no building time restrictions; there is RV parking & storage so you can enjoy paradise right away and share it with your guests. Maintenance Supervisor on site year-round. Don't miss this fabulous opportunity. Realtor has interest in property.



## Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | A2221605     |
| Price     | \$109,900    |
| Bathrooms | 0.00         |
| Acres     | 0.39         |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 210 Royal Oak Lane  |
| Subdivision | N/A                 |
| City        | Rural Vulcan County |
| County      | Vulcan County       |
| Province    | Alberta             |
| Postal Code | T0L1R0              |

### Amenities

|            |                                                                                                                      |
|------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities  | Beach Access, Boating, RV/Boat Storage, Snow Removal, Trash                                                          |
| Utilities  | Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Satellite Internet Available |
| Waterfront | Beach Access, Lake, Lake Privileges, Navigable Water                                                                 |

### Exterior

|                 |                                          |
|-----------------|------------------------------------------|
| Lot Description | Cleared, Few Trees, Gentle Sloping, Lake |
|-----------------|------------------------------------------|

### School Information

|          |                                |
|----------|--------------------------------|
| District | Horizon School Division No. 67 |
|----------|--------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | May 24th, 2025     |
| Days on Market | 35                 |
| Zoning         | Rural Recreational |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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