

# \$699,000 - 184009 Twp Rd 170, Rural Vulcan County

MLS® #A2229032

**\$699,000**

4 Bedroom, 2.00 Bathroom, 1,587 sqft  
Residential on 10.85 Acres

NONE, Rural Vulcan County, Alberta

BEAUTIFULLY RENOVATED COUNTRYSIDE RETREAT! located just off Badger Lake in Vulcan County. Set on over 10 acres, this property offers a meticulously updated 4-bedroom, 2-bathroom home with modern finishes, vinyl plank flooring throughout, and central A/C for year-round comfort. All bedrooms are conveniently located on the main floor, including a spacious 5-piece bathroom with double vanity, a 3-piece second bath, and main floor laundry for added convenience. Enjoy cozy evenings by the wood-burning fireplace or relax in the three-season sunroom. The unfinished basement offers future development potential, with a framed-in bedroom and roughed-in bathroom. Outside, the property is fully equipped for hobby farming with fencing, a powered barn, large and small animal shelters, a heated auto waterer, and grazing pasture. Additional outbuildings include a heated shop (40 x 32ft.) and a Quonset (48 x 60ft). This well-equipped acreage also includes three large grain bins, a bright yard light, a 30-amp RV hookup, and a natural gas BBQ line. Water is supplied by a treated dugout system for household use and a 1,200-gallon cistern for fresh water to the kitchen, with the option available to run fresh water throughout the entire home. The property also offers Bow River irrigation rights. Located just steps from Badger Lake, this property offers year-round recreation with boating, paddling, and some of Southern Alberta's best ice fishing (pike,



walleye, and burbot). Peaceful and private, yet practical and ready to go – this is acreage living at its finest.

Built in 1988

### Essential Information

MLS® #	A2229032
Price	\$699,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,587
Acres	10.85
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	184009 Twp Rd 170
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0L1G0

### Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Off Street, Oversized
Waterfront	Canal Access, Lake

### Interior

Interior Features	Double Vanity, Granite Counters, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, RV Hookup, Storage
Lot Description	Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Pasture, Private, Seasonal Water, Treed
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	7
Zoning	Reservoir Vicinity

### **Listing Details**

Listing Office	eXp Realty
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