\$660,000 - 174068 Range Road 214, Rural Vulcan County

MLS® #A2236047

\$660,000

3 Bedroom, 3.00 Bathroom, 966 sqft Residential on 5.36 Acres

Sunset Marks, Rural Vulcan County, Alberta

*Welcome to Your Ideal Recreational Getaway on Lake McGregor**

Discover the perfect recreational property just over an hour from Calgary at Sunset Marks on Lake McGregor. This stunning lakefront home provides an exceptional setting to entertain friends and enjoy various activities both on and off the water. Whether you prefer paddleboarding, kayaking, kiteboarding, motorboating, or even ice fishing in the winter, this location has it all.

Set on just under 7 acres, the charming 1956 home boasts 960 square feet of living space, which was thoughtfully brought in and placed on a new concrete walkout foundation in 2004. The property features 3 comfortable bedrooms, 2.5 bathrooms, and a fully developed basement with an abundance of windows, allowing natural light to flood the space.

The main floor showcases huge windows that offer breathtaking views of the lake, complemented by a fully wraparound deck â€"perfect for enjoying those beautiful summer evenings. The home is equipped with two potable water tanks, each holding 1,250 gallons. Recent upgrades include a new air conditioning system installed in 2023, and the kitchen was modernized in 2009. The furnace







and hot water tank were also replaced when the house was placed on its foundation in 2004.

Additional features of this property include in-floor heating in the basement, a spacious 34 x 52 workshop with RV parking and propane heat, and 2 X 12' x 14' doors for easy access. A rainwater collection system is in place, providing 1,250 gallons of stored rainwater for watering the lawn.

An additional outbuilding with its own electricity, shower, and toilet is conveniently hooked up to the septic system, enhancing the property's functionality. The home runs on propane, with two tanks located on the property.

For water enthusiasts, there's a boat launch just down the road. The roof and siding were replaced in 2009, ensuring a well-maintained exterior. The closest town is Milo, which offers various amenities for your convenience.

Don't miss out on this unique opportunity to own a piece of paradise that combines relaxation, recreation, and the beauty of lakefront living.

Built in 1956

Bathrooms

Essential Information

MLS® # A2236047
Price \$660,000
Bedrooms 3

3.00

Full Baths 2
Half Baths 1

Square Footage 966

Acres 5.36

Year Built 1956

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

Community Information

Address 174068 Range Road 214

Subdivision Sunset Marks

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L 1L0

Amenities

Parking Heated Garage, Insulated, Parking Pad, RV Access/Parking, Gravel

Driveway, Quad or More Detached, RV Garage

of Garages 3
Is Waterfront Yes

Interior

Interior Features Ceiling Fan(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Window

Coverings, Electric Cooktop

Heating In Floor, Propane

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, RV Hookup

Lot Description Private, Beach, Lake, No Neighbours Behind, Views, Waterfront

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 125

Zoning Acreage with Residence

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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