

\$900,000 - 174008a Range Road 214, Rural Vulcan County

MLS® #A2231251

\$900,000

3 Bedroom, 2.00 Bathroom, 757 sqft
Residential on 8.48 Acres

MacGregor Lake, Rural Vulcan County,
Alberta

Located just south of the Village of Milo, this 8.48-acre parcel is situated on the east side of McGregor Lake, offering a great combination of country living and lakeside access. The property includes a 757 sq. ft. bungalow, originally built in approximately 1950 and moved onto the site several years ago. Since the move, the home has seen updates including replaced windows, new siding, and a metal roof. The main level of the home features a kitchen with dining area, living room with access to the west-facing deck, primary bedroom, second bedroom, and a full bathroom. The basement is partially developed with a spacious recreation room, four-piece bathroom, utility room, and an additional bedroom. The hot water tank was replaced in January 2025. A major highlight is the approximately 2,400 sq. ft. shop, equipped with radiant heat, concrete floor, 220 AMP electrical service, and a 16'™ overhead door—ideal for storage, workshop, or commercial use. Water is supplied via a 2,500-gallon cistern. The current owner hauls water from the Village of Milo. There is a septic tank and field for waste management. The yard extends west toward McGregor Lake, which is used for both irrigation and recreational purposes. No permanent structures are permitted within 20 metres of the lake's high-water mark. This sale includes



a water haul truck, John Deere tractor and mower, snow blade, yard sprinklers, lake pumps, and moreâ€”offering excellent value for anyone looking to maintain the property with ease. This unique acreage offers peaceful surroundings, practical amenities, and scenic viewsâ€”perfect for year-round living or a private retreat.

Built in 1950

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2231251 |
| Price | \$900,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 757 |
| Acres | 8.48 |
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 174008a Range Road 214 |
| Subdivision | MacGregor Lake |
| City | Rural Vulcan County |
| County | Vulcan County |
| Province | Alberta |
| Postal Code | T0L 1L0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Additional Parking, Off Street, RV Access/Parking, Gravel Driveway |
| # of Garages | 6 |

Interior

| | |
|-------------------|-------------------------------------|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Gas Stove, Refrigerator |
| Heating | Forced Air, Propane |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Backs on to Park/Green Space, Beach, Cul-De-Sac, Front Yard, Lake, Landscaped, Lawn, Rectangular Lot, Views |
| Roof | Metal |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 1 |
| Zoning | Grouped Country Residenti |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Magnuson Realty Ltd |
|----------------|---------------------|

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