

\$800,000 - 174008a Range Road 214, Rural Vulcan County

MLS® #A2231251

\$800,000

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	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	757
Acres	8.48
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
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	Off Street, Additional Parking, Gravel Driveway, RV Access/Parking
# 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, Front Yard, Landscaped, Lawn, Rectangular Lot, Beach, Cul-De-Sac, Lake, Views
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2025
Days on Market	117
Zoning	Grouped Country Residenti

Listing Details

Listing Office	Magnuson Realty Ltd
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