



0 164017 RGE RD 190 Rural Vulcan County Alberta

\$349,900

Welcome to your slice of heaven nestled next to the serene waters of Badger Lake in beautiful Southern Alberta! This picturesque 11.5-acre parcel boasts a stunning stretch of grassland, complete with a cozy park model home and a versatile shop, all set against the backdrop of breathtaking natural beauty. This charming KROPF park model home, constructed in 2015, offers comfort and convenience year-round. With a well-designed layout, it features a primary bedroom, a second bedroom with bunk beds, and a convenient stacking washer and dryer. The open floor plan seamlessly integrates the kitchen, dining area, and living room, adorned with high ceilings and strategically placed windows to invite ample natural light. The park model comes fully equipped with essential appliances including a gas stove, microwave hood fan, refrigerator, dishwasher, and more. The addition with electric baseboard heat ensures comfort regardless of the season. Water is supplied by a sizable 1000-gallon cistern, while a septic holding tank of equal capacity handles waste disposal. A modern insulated fabric structure serves as a versatile shop, equipped with radiant heat and 220 AMP electrical service, perfect for various projects or storage needs. The yard between the park model and the shop features a convenient RV hookup, offering additional accommodation options for guests or family. With plenty of open space, the remaining acreage provides endless opportunities for outdoor recreation and leisure activities, making it an ideal haven for nature enthusiasts and families alike. Situated adjacent to Badger Lake, spanning 18.8 hectares (47 acres), this property offers direct access to prime fishing and water sports opportunities. Anglers will delight in the abundance of fish, making it a popular destination for fishing enthusiasts. Just a short distance away lies the Bill Thompson Memorial...

3pc Bathroom .00 Ft x .00 Ft

Addition 13.42 Ft x 22.00 Ft

Primary Bedroom 10.67 Ft x 9.58 Ft

Bedroom 5.42 Ft x 6.33 Ft

Living room/Dining room 10.67 Ft x 20.50 Ft

Listing Presented By:



Originally Listed by:
Magnuson Realty Ltd

<http://www.magnusonrealty.com>



Alpine Realty

104 - 709 Main Street, Canmore,
Alberta, T1W 2B2

Phone: 1 (403) 678-5890
admin@alpinerealty.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.