



174068 RR 214 Rural Vulcan County Alberta

\$678,000

Waterfront beach home. Panoramic McGregor Lake view. 5.36 acres plus title to the shoreline 1.02 acres lot. Use as a second home or perhaps a family property. Both levels serve those with mobility issues, even a wheelchair. Main floor is 960 sq ft plus about 1,000 sq ft of wrap around deck. There are 3 bedrooms up with 1 1/2 baths and hardwood flooring. The lower level is a walkout to grade with lake views. 1 bedroom and 1 bath.. Bathrooms on both levels have wheelchair entry showers.. The home has central air conditioning. All of the furniture could be included. The drinking water is from Milo in treated watertanks, 2 1250 gal tanks There is also a 32 gal pressure tank 2023. One great feature is a 36 ft x 54 ft RV and workshop garage. It can hold two large RVs and a boat. Heated with a cement floor. Serves as an excellent workshop. The boat launch is nearby. For gardening there is a 1250 gal rainwater collection tank. A shed features electricity and a 500 gal water tank, hot water tank, toilet, sink and shower. On site are 2 propane tanks, one in the house and 1 in the garage. McGregor Lake is a great year round rural recreation lake. Great for boating, swimming, paddle boarding, windsurfing, kite boarding, fishing and ice fishing. Includes 2 titles. Call your realtor to view this property. Take Hwy 23 east from High River. Go past Milo 2.6 km. First right RR 214. South 9.7 km to a fork. Keep right on RR 214. Go 2.1 km to blue sign 174068 Rge Rd 214. Just listed sign. PIN DROP LINK: <https://maps.app.goo.gl/3ZVFVjewK9jQtvvJ9> Paste in your browser for directions. Or enter in your GPS N 50.46727 W112.84512. Or just follow the km directions. (id:6769)

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| Family room 12.75 Ft x 11.08 Ft | Kitchen 11.50 Ft x 10.25 Ft |
| Recreational, Games room 13.67 Ft x 11.08 Ft | Primary Bedroom 11.42 Ft x 9.92 Ft |
| Den 9.75 Ft x 5.75 Ft | Bedroom 10.00 Ft x 8.00 Ft |
| 4pc Bathroom 10.75 Ft x 8.50 Ft | Bedroom 11.42 Ft x 7.92 Ft |

Other 11.58 Ft x 8.42 Ft Laundry room 3.92 Ft x 3.33 Ft

Living room 14.83 Ft x 11.42 Ft 3pc Bathroom 8.00 Ft x 4.83 Ft

Dining room 10.00 Ft x 8.00 Ft 2pc Bathroom 5.42 Ft x 4.42 Ft

Listing Presented By:



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