

131010 Range Road 163  
Vauxhall, Alberta

MLS # A2247897



**\$1,206,000**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                                                       |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                           |               |                  |
| <b>Size:</b>     | 1,218 sq.ft.                                                               | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached                                                     |               |                  |
| <b>Lot Size:</b> | 42.00 Acres                                                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Dog Run Fenced In, Farm, Few Trees, Garden, Irregular Lot, No M |               |                  |

|                    |                                                         |                   |                    |
|--------------------|---------------------------------------------------------|-------------------|--------------------|
| <b>Heating:</b>    | Boiler, Forced Air                                      | <b>Water:</b>     | -                  |
| <b>Floors:</b>     | Vinyl Plank                                             | <b>Sewer:</b>     | -                  |
| <b>Roof:</b>       | Asphalt Shingle                                         | <b>Condo Fee:</b> | -                  |
| <b>Basement:</b>   | Finished, Full                                          | <b>LLD:</b>       | 9-13-16-W4         |
| <b>Exterior:</b>   | Composite Siding                                        | <b>Zoning:</b>    | Rural Urban Fringe |
| <b>Foundation:</b> | Poured Concrete                                         | <b>Utilities:</b> | -                  |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry |                   |                    |

**Inclusions:** Fridge, dishwasher, microwave, stove, 2xwasher, dryer, ceiling fans.

Discover the perfect blend of modern living and country freedom with this beautifully built 1,218 sq. ft. bungalow sitting on 42 acres of irrigated land. Built in 2021, this property is ideal for hobby farmers, outdoor enthusiasts, or anyone seeking wide-open space with all the comforts of a newer home. Step inside to find a stylish, functional kitchen with custom cabinetry, stainless steel appliances, walk-in pantry, and eye-catching backsplash. The open-concept layout flows beautifully into the living area, creating a warm and inviting atmosphere. The home features 4 bedrooms (1 up, 3 down), 2 full bathrooms, and a fully finished basement with a large family room and cold storage &mdash; perfect for stocking up from your own garden or local harvest. Outside, you'll appreciate the attached heated 14x20 double garage for year-round parking and the 30x24 shop for equipment, storage, or workshop needs. The land offers endless potential &mdash; from growing crops or raising animals to simply enjoying the tranquility and privacy of your own prairie escape. Whether you're starting your farming journey or want to enjoy rural life with modern comfort, this irrigated hobby farm is ready to welcome you home.