

\$449,500 - 175012 Rr 214, Milo

MLS® #A2106464

\$449,500

2 Bedroom, 1.00 Bathroom, 540 sqft

Residential on 6.97 Acres

NONE, Milo, Alberta

Situated on the peaceful shores of Lake McGregor, near the village of Milo, this expansive six-acre + property includes a custom, high-quality home. With durable hardy board siding, a sturdy metal roof, and enhanced 2x6 construction, the home offers both comfort and resilience.

The residence includes two bedrooms and a four-piece bathroom, accommodating both family living and guest visits. The kitchen lounge diner, framed by a bay window and featuring vaulted ceilings throughout, infuses the space with natural light and enhances the sense of spaciousness, while providing panoramic views of the lake. Numerous windows throughout maximize the scenic vistas, ensuring every glance outward is picturesque. A beautiful deck, complete with a pergola, spans almost the entire length of the residence, offering an ideal spot for relaxation or entertaining while enjoying the lake views. The property includes a natural landscape enriched with a variety of trees, shrubs, and bushes, leading down to the lakeside beach area. The lake offers a range of recreational opportunities throughout the year. Close by there is a public boat launch and included with the home is a portable dock on wheels. The grounds are fenced, cross, fenced and gated - ready for livestock, pursuant to County bylaws. Additional features include a double garage with an integrated workshop, electrical for an RV and several outbuildings, providing ample space for hobbies, recreation and storage.



The home is three season but subject to professional guidance, could be modified for year-round use. There may also be potential to subdivide and add an additional home, subject to consultation and approval from the county of Vulcan.

Located approximately one hour and twenty minutes from central Calgary, this serene retreat remains conveniently close to local amenities in the village of Milo, with more extensive shopping and services available in High River and Vulcan.

Built in 2017

Essential Information

MLS® #	A2106464
Price	\$449,500
Sold Price	\$425,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	540
Acres	6.97
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Sold

Community Information

Address	175012 Rr 214
Subdivision	NONE
City	Milo
County	Vulcan County
Province	Alberta
Postal Code	T0L 1L0

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
Is Waterfront	Yes
Waterfront	Beach Access

Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Electric, Radiant
Cooling	None
Basement	None

Exterior

Exterior Features	Garden
Lot Description	Lake, Garden, Landscaped, Private, Secluded, Treed, Views, Waterfront
Roof	Metal
Construction	Cement Fiber Board, See Remarks, Wood Frame
Foundation	Other

Additional Information

Date Listed	April 12th, 2024
Date Sold	July 22nd, 2024
Days on Market	100
Zoning	RR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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