# \$39,850 - 710 Whispering Greens Avenue W, Vulcan

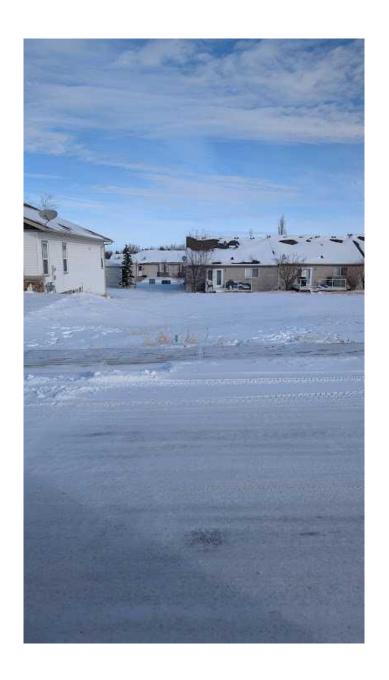
MLS® #A2194735

### \$39,850

0 Bedroom, 0.00 Bathroom, Land on 0.13 Acres

NONE, Vulcan, Alberta

Imagine living in a rural community with all amenities including a hospital, schools, recreational facilities with a 50 ft wide walkout lot costing less that \$40,000.00 This vacant lot is located about 120 km south of the City of Calgary, and 100 km north of the City of Lethbridge. This residential lot is serviced at the property line and is set up for a walk-out basement. This property is part of the Whispering Greens Homeowners Association. The reasonable HOA fee is applicable only once your home is built and ensures that you never have to worry about shoveling your snow or mowing the lawn! There is no time commitment or building commit, ment. There are building restrictions in place to keep the uniformity of the area, and help maintain your property value. . Vulcan is a fantastic rural community offering many amenities from Schools, Hospital, Rec Center, retail businesses and restaurants. Close to good fishing, camping and Little Bow Resort which is just minutes away . The architectural controls are in the supplement section. Call your favorite builder.



#### **Essential Information**

MLS® # A2194735

Price \$39,850

Bathrooms 0.00

Acres 0.13

Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 710 Whispering Greens Aver

Subdivision NONE City Vulcan

County Vulcan County

Province Alberta
Postal Code T0L0B0

#### **Amenities**

Amenities None

#### **Additional Information**

Date Listed February 22nd, 2025

Days on Market 58

Zoning R 1

HOA Fees 120

HOA Fees Freq. MON

## **Listing Details**

Listing Office MaxWell Experts Plus Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

