

# \$72,900 - 457 Sunset Drive, Rural Vulcan County

MLS® #A2219451

**\$72,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Little Bow, Rural Vulcan County, Alberta

Rare Vacant lot on a developed street in Little Bow Resort, one of Alberta's hidden gems on clear, clean lake. Home can be built 2-storeys tall, not restricted to single-storey heights like those between this lot and the lake. Triple car garage possible, Backs onto park area. Electrical service, water line and sewer line already installed on property, paid in full, ready for hookups. Available for immediate sale. Create your summer get-away less than 2 hours from Calgary. Boat storage facilities in community. Internet Available. Owner is a licensed real estate broker in the Province of Alberta and a property owner at Little Bow Resort for over 25 years. Can build-to-suit if desired. Call today for details.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2219451         |
| Price     | \$72,900         |
| Bathrooms | 0.00             |
| Acres     | 0.14             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 457 Sunset Drive    |
| Subdivision | Little Bow          |
| City        | Rural Vulcan County |



|             |               |
|-------------|---------------|
| County      | Vulcan County |
| Province    | Alberta       |
| Postal Code | T0L 0R0       |

### Amenities

|            |                                                                                                               |
|------------|---------------------------------------------------------------------------------------------------------------|
| Amenities  | Park, Storage, Beach Access, Boating, Picnic Area, RV/Boat Storage                                            |
| Utilities  | Electricity Paid For, High Speed Internet Available, Natural Gas at Lot Line, Sewer Available, Water Paid For |
| Waterfront | Beach Access, Lake, Navigable Water                                                                           |

### Exterior

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
| Lot Description | Rectangular Lot, Backs on to Park/Green Space, Level, No Neighbours Behind |
|-----------------|----------------------------------------------------------------------------|

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 100           |
| Zoning         | R-1           |
| HOA Fees       | 200           |
| HOA Fees Freq. | MON           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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