

# \$76,900 - 457 Sunset Drive, Rural Vulcan County

MLS® #A2219451

**\$76,900**

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	\$76,900
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	Beach Access, Boating, Park, Picnic Area, RV/Boat Storage, 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	Backs on to Park/Green Space, Level, No Neighbours Behind, Rectangular Lot
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### Additional Information

Date Listed	May 8th, 2025
Days on Market	46
Zoning	R-1
HOA Fees	200
HOA Fees Freq.	MON

### Listing Details

Listing Office	Legacy Real Estate Services
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