

# \$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 than \$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 commitment. 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 Avenue
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	57
Zoning	R 1
HOA Fees	120
HOA Fees Freq.	MON

**Listing Details**

Listing Office	MaxWell Experts Plus Realty
----------------	-----------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.