

\$149,900 - 311 3 Street N, Vulcan

MLS® #A2108475

\$149,900

1 Bedroom, 2.00 Bathroom, 1,476 sqft

Residential on 0.15 Acres

NONE, Vulcan, Alberta

Conveniently located within easy walking distance of grocery stores, hair salons and shops, yet tucked away for privacy, this little gem is perfect for first-time buyer, downsizer and investor alike! Pride of ownership is evident the minute you walk through the patio door from the deck into the surprisingly roomy living room/dining room/kitchen area with huge cold-store pantry and spacious laundry room. Pass through the hallway to the den/family room that could very easily be made into a second bedroom and has a convenient half-bath adjacent. Pass by the comfortably sized 4-pc bathroom and head into the surprisingly generous bedroom. All you need from a home is comfortably contained in this immaculate little property, but there's more! Attached you will find a more than ample addition that's comfortably large enough to have commercial possibilities, would be a hobbyist's dream space or could just as easily be converted into additional living space. All this and a single detached garage, shed for additional storage and there's still space to park another car and/or a small trailer at the back! Perfectly positioned mid way between Calgary and Lethbridge, Vulcan is a well-kept secret no more! With a golf course, grocery stores & small stores, walking paths, parks, a pool, a hospital and a bustling tourist season, Vulcan has lots to offer! Snap up your bargain before you miss your chance to own your own home for less than the cost of rent!



Built in 1977

Essential Information

MLS® #	A2108475
Price	\$149,900
Sold Price	\$140,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,476
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	311 3 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	3
Parking	Single Garage Attached, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), French Door, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Cul-De-Sac, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Frame
Foundation	Piling(s)

Additional Information

Date Listed	February 17th, 2024
Date Sold	March 3rd, 2024
Days on Market	15
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Keyhole Real Estate
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