

\$219,900 - 313 3 Street S, Vulcan

MLS® #A2148478

\$219,900

2 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.28 Acres

NONE, Vulcan, Alberta

Located in the quaint Town of Vulcan, this well-maintained three-bedroom, two-bathroom bungalow exudes a cozy and nostalgic charm. Set on a spacious double lot measuring 100 by 120 feet, this property offers ample room for outdoor activities and gardening enthusiasts. The bungalow boasts unique character, featuring a convenient walk-up entrance from the basement to the backyard. The kitchen combines vintage appeal with modern conveniences, creating an inviting space for meal preparation and family gatherings. Adjacent to the kitchen, a cozy dining area (currently used as a living room by the tenants) provides an ideal setting for intimate family dinners. The three bedrooms offer comfortable accommodations, perfect for families or those needing extra space for guests or a home office.

Outside, the property showcases a sprawling 100 by 120 foot lot that invites outdoor enjoyment, whether for gardening, barbecues, or simply relaxing beneath the shade of mature trees. A detached single-car garage provides parking and additional storage, complemented by front driveway space and rear alley access for additional parking convenience. For gardening enthusiasts, two charming garden sheds are available to store tools and supplies, allowing for the cultivation of beautiful flower beds or vegetable patches.

The Town of Vulcan itself is renowned for its



picturesque surroundings, friendly community atmosphere, and convenient access to local amenities, schools, parks, and community events. Embrace a serene lifestyle in this delightful property, where nostalgia meets modern comfort in a welcoming small-town setting. The size of the double lot in this amazing town of Vulcan makes for big value in this property. Approximately 1 hour and 10 minutes drive to Calgary.

Built in 1952

Essential Information

MLS® #	A2148478
Price	\$219,900
Sold Price	\$215,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.28
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	313 3 Street S
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	1
Parking	Driveway, Single Garage Detached

Interior

Interior Features	No Animal Home
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Up To Grade

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 18th, 2024
Days on Market	8
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.