



GRASSROOTS
REALTY GROUP

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513 3 Street S
Vulcan, Alberta

MLS # A2229528



\$224,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	643 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, See Remarks, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

This charming and renovated 2-bedroom home sits on a spacious lot in the town of Vulcan, close to schools, parks, and with quick access to the highway. It features a large family room, flex space, generous kitchen, 4-piece bathroom, and laminate flooring throughout. Recent updates include newer appliances, plumbing, a hot water tank, and roof—both replaced just 7 years ago. Enjoy the outdoors in the large yard with mature trees, plus the convenience of a detached garage with brand new garage door and the opener. Great value for first-time buyers or investors!