



GRASSROOTS
REALTY GROUP

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**132 Alder Place
Vulcan, Alberta**

MLS # A2251309



\$419,660

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,284 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Refrigerator, Washer and Dryer with Pedestals, All window coverings including curtains, rods, and blinds, Central Vac/Attachments, Ceiling Fans, Microwave, Hood fan

Welcome home to this charming and spacious 5-bedroom Bilevel built in 1996 that boasts pride of ownership and modern updates throughout! Step inside the main level to discover a welcoming living room, a well-equipped kitchen complete with an island and a cozy eating area. Recent updates include newer vinyl plank flooring, a new refrigerator 2024, stove, washer and dryer 2021, The primary bedroom featuring a generous ensuite. Two additional well-sized bedrooms and a convenient main-floor laundry (with a full bath) add to the functional layout. The walkout basement is an entertainer's delight with its spacious family room, large windows and a cozy gas fireplace, ample built-in cupboards and closets, and two additional bedrooms. A spa-like bathroom with jetted tub and extra storage room further enhance the functionality of this space. The home's outdoor living spaces are designed for if you want full sun or shade. The private upper deck, enhanced with new decking installed in 2020, this is perfect for relaxing. The walk-out is protected by the upper deck for shade. The fully fenced and gated backyard offers a serene retreat with new concrete steps and surrounded by mature trees and a garden shed for extra storage. Don't miss the opportunity to see this beautiful home in person—Contact your REALTOR® to schedule a showing today!