



**220 3 Street S  
Vulcan, Alberta**

**MLS # A2257239**



**\$549,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,955 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, F		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** 2 sheds, Suite one - refrigerator, stove, dishwasher, Suite 2 - refrigerator, stove, washer and dryer in basement

This six-bedroom, 1955 sq. ft. home in the heart of Vulcan offers both spacious living and excellent income potential. The main level includes three bedrooms and two bathrooms, featuring a primary suite with a walk-in tub, automatic toilet, and large walk-in closet. Recent updates add comfort and peace of mind, including new basement windows, remote-controlled blinds, hot water on demand, a newer hot water heater, new basins in main bathroom, and upgraded kitchen appliances. The basement is fully developed with two legal suites: one two-bedroom unit with a full kitchen (refrigerator, stove, dishwasher) and one one-bedroom unit with a refrigerator and stove. Both suites share a common laundry area and have a separate entrance with access to the paved rear parking area. All appliances are included in "as is" condition. This home is well-suited for rental income or multi-generational living. Additional features include two fireplaces, a detached double-car garage, and attractive rock and stucco siding. Conveniently located within two blocks of the post office, grocery store, and church, this property blends comfort, functionality, and investment opportunity. Note - the listing agent is related to the sellers.