



GRASSROOTS
REALTY GROUP

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220 3 Street S
Vulcan, Alberta

MLS # A2257239



\$549,000

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

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	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.