



GRASSROOTS
REALTY GROUP

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316 3 Street N
Vulcan, Alberta

MLS # A2262531



\$174,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,203 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landsc		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Aluminum Siding , Vinyl Siding
Foundation:	Piling(s)
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Woodshed and Contents

Looking for an affordable 2 bedroom home on its own lot so no pad fees, then look no further! This home is situated on a mature lot and features newer windows, shingles (2020) and newer back door. As you enter the home you will appreciate the large entrance with built in bench, shoe rack and closet. There is a large dining area with lots of natural light - a great place for family mealtimes. The kitchen features white cabinets, a central island, pantry and lots of counterspace. Relax in the spacious living with its lovely wood burning stove - snug and cozy on a cold winters day! There is a great den/office - this room does not have a heat source so is not included in the total square footage of the home. Bedroom # 1 has 2 large windows and is currently where the washer and dryer are hooked up. The primary bedroom has dual aspect windows, a ceiling fan, large closet and a door into the bathroom. The 4 piece bathroom features a large vanity. There is additional storage area too! The yard is fully fenced and features mature trees and shrubs and has 2 storage sheds. There is a gravel driveway to the front of the home so plenty of parking! View 3D /virtual tour/multimedia.