



GRASSROOTS
REALTY GROUP

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217 3 Street S
Vulcan, Alberta

MLS # A2267117



\$329,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garden shed

Welcome to 217 3 Street South, Vulcan — a bright, well-kept 4-bedroom bungalow that blends small-town charm with recent upgrades. Just steps from schools, parks, and downtown amenities, this 1,104 sq ft home offers comfort, efficiency, and room to grow. The main floor features a sunny living room, cheerful dining area, and a cozy sitting room with a wood-burning stove for winter evenings. The kitchen showcases bird’s-eye maple cabinetry, new faucets, and a water-filter system (2023). Recent improvements include: New deck, fence, entrance railing, baseboards, and bathroom tiling, toilet and hot water tank (2025); Laminate flooring in kitchen & basement (2023); New insulation — R40 in attic & basement (2023); New Samsung washer (2024) and shed (2022), and; Lawn, landscape edging, and weed barriers added throughout the garden for a neat, low-maintenance yard (2025). The basement is partially finished with an extra bedroom, family area, laundry, and newly insulated walls — ready for your finishing touches. Outside, enjoy a large 50 × 120 ft well-maintained fenced yard with mature trees and garden space. Pre-inspected in October 2025 for your peace of mind — this home is clean, efficient, and ready for quick possession. Now \$329,900 — affordable, updated, and move-in ready!