



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

312 3 Street N
Vulcan, Alberta

MLS # A2274027



\$160,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,078 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	R-2
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: Garden shed, toaster oven, under counter coffee maker

Welcome to this affordable mobile home, estimated to have been built in 1974, located on a quiet cul-de-sac in the Town of Vulcan. Offering 896 sq. ft. of living space plus a 182 sq. ft. addition, this property delivers great value for a first-time buyer or anyone looking for a solid rental opportunity. Step inside to a practical front entrance mud room, a cozy living room warmed by a pellet stove, a den, and a kitchen with an adjoining dining area. The layout also includes a bedroom, a back entrance leading to the yard, a primary bedroom, and a full bathroom. The exterior features a detached single-car garage that is insulated and heated, an 8' x 10' garden shed, and a covered backyard area complete with a hot tub. The hot tub hasn't been used for a couple of years, but the owner reports it was working the last time it was in operation. Appliances included are a refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, toaster oven, and an under-counter coffee maker. Recent updates include asphalt shingles (approx. 8 years old), a furnace (approx. 5 years old), and a hot water tank (approx. 10 years old). If you're looking for an economical place to call home—or a rental property with steady potential—this one is well worth a look. And yes, it's on a cul-de-sac, so you get that premium low-traffic, "galaxy far, far away" peace and quiet.