



**409 1 Street N
Vulcan, Alberta**

MLS # A2286909



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,558 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Preserved Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island		

Inclusions: playhouse in backyard

Welcome to this spacious 1,558 sq/ft family home in the heart of Vulcan! Offering comfort, functionality, and small-town charm, this well-maintained home provides room for the whole family. Inside you'll find five bedrooms total — three upstairs and two downstairs — ideal for a growing family, guests, or a home office setup. On the main floor, the primary bedroom features a walk-in closet and is conveniently located next to the main floor laundry. You'll also appreciate the beautifully updated 5-piece bathroom and two additional bedrooms. The heart of the home is the large kitchen and dining area, designed for everyday living and entertaining. Enjoy an abundance of cabinetry, a generous island with an electric range, and ample counter space. The kitchen is further elevated by solid wood, soft-close drawers crafted by a local artisan, adding both quality craftsmanship and lasting durability. Warm and inviting living spaces provide comfortable gathering areas for family and friends. Downstairs offers a large L-shaped family room, pantry storage, a 3-piece bathroom, and two more bedrooms — perfect for teenagers or guests wanting their own space. A double attached garage provides secure parking and extra storage. Step outside to a backyard made for enjoying Alberta summers, featuring a huge deck and fully fenced yard — ideal for BBQs, outdoor dining, or relaxing evenings. Located on a picturesque tree-lined street close to the community pool and within walking distance to Main Street, this home offers the best of small-town living. Vulcan is a welcoming and vibrant community offering a hospital and medical clinic, grocery stores, restaurants, and charming local shops. Families benefit from quality K-12 schools, while recreation enthusiasts enjoy the golf course, arena, fitness facilities, and outdoor pool. The town is also known

for its unique Star Trek-themed attractions and year-round community events. With easy access to High River, Okotoks, and Calgary, you'll enjoy peaceful living without sacrificing convenience. If you're looking for space to grow in a community full of amenities and heart, this Vulcan home is one you won't want to miss.