



**703 Memorial Avenue  
Vulcan, Alberta**

**MLS # A2293238**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,734 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

<b>Heating:</b>	Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Storage		

**Inclusions:** 2 garden sheds, shelving in basement, extra flooring and backsplash in the basement

This spacious bungalow offers over 1700 square feet of living space on the main level and is located in a desirable area of the Town of Vulcan, just down the block from a park featuring pickleball and tennis courts, basketball court, and green space. The home is also conveniently located close to the hockey and curling arena, hospital and medical clinic, daycare, and the high school, making it a great location for families. The main level features a bright kitchen and family room, along with a combination dining room and living room that provides plenty of space for everyday living and entertaining. The primary bedroom includes a three-piece ensuite bathroom, while two additional bedrooms and a renovated main bathroom complete the main floor. A sunroom off the family room offers a comfortable space to relax and enjoy views of the backyard. The partially developed basement includes a bedroom, den, three-piece bathroom, laundry room, rec room, and three separate storage areas, with convenient access to the backyard from the basement. Recent improvements include doors and windows replaced in 2018, shingles in 2010, boiler in 2010, hot water tank in 2022, solarium roof in 2021, and driveway and back door landing completed in 2020. The bathrooms have also been renovated. Additional features include recessed pot lights with dimmer switches on the main level, continuous eavestroughs with leaf guard, and RV parking with a 30 AMP plug. The landscaped backyard features mature trees, two garden sheds, and partial fencing, providing both privacy and outdoor storage. A carport provides sheltered parking. This well-located home offers generous living space, thoughtful updates, and convenient access to many of Vulcan's recreational amenities. Note that the listing agent is related to the sellers.