



GRASSROOTS

REALTY GROUP

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**616 Memorial Avenue
Vulcan, Alberta**

MLS # A2310501



\$545,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,951 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: Bedroom suite in basement, Basement shelving, Long dresser in Primary bedroom, Upright freezer, garage gardening cabinet, garage workbench and shelving, Gas snow blower

Tucked away on one of the Town of Vulcan's most desirable streets, this distinctive home combines custom craftsmanship, thoughtful updates, and a location that is hard to beat. Situated on a beautifully landscaped lot with mature trees and a spacious front parking pad, the property is just a short walk to downtown shopping, schools, the post office, and a nearby public park featuring tennis and pickleball courts, basketball courts, and walking paths. The exterior is finished with durable Hardie board siding and complemented by newer shingles, decking, exterior windows, and doors. Inside, the vaulted living room creates an impressive first impression, with custom built-ins and unique design touches found throughout the home. The kitchen offers granite countertops, updated appliances, a peninsula with seating, and a spacious dining area designed for both everyday living and entertaining. Thoughtful storage solutions include pull-out shelving in the lower cabinets for easy access and a full-height pantry cupboard conveniently located beside the refrigerator. The main level also includes a second bedroom and a den complete with built-in shelving and desk space. Upstairs, the primary suite features a walk-in closet, four-piece ensuite, and a hidden "secret room" tucked beyond the closet for a fun and unexpected bonus space. The dedicated office area overlooks the main living space and includes additional built-in cabinetry and workspace. The partially finished basement adds even more flexibility with another bedroom featuring its own three-piece ensuite, a hobby room previously used as a photography dark room, and additional space ready for future development, storage, or a family room. Step outside and enjoy the peaceful backyard setting from the rear deck, surrounded by mature landscaping that adds both beauty and

privacy. Recent improvements include all exterior windows and doors replaced in 2024, roof vents in 2024, a high-efficiency furnace installed in late 2023, new exterior lighting in 2023, a basement bathroom backflow valve and sump pump in 2020, a water softener added in early 2025, and the hot water tank replaced in June 2026. Homes with this much character, functionality, and location appeal rarely come available in the Town of Vulcan.