



**513 Memorial Avenue
Vulcan, Alberta**

MLS # A2321115



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,009 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Low Flow Plumbing Fixtures, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Back on the market due to lack of financing. Park-front living and endless character come together in this well-maintained home offering over 2,000 sq ft above grade on a beautifully treed lot. Positioned directly across from green space with tennis courts, a playground and basketball courts, daily life here connects effortlessly to the outdoors. Original design elements introduce mid-century charm throughout, including beautiful curved architectural details and a distinctive front entry, while thoughtful updates support comfortable, move-in ready living. A spacious main level unfolds with upgraded vinyl flooring and an expansive living area where oversized picture windows frame park views and draw in natural light throughout the day. The seamless flow continues into the dining area where updated lighting enhances gatherings and direct access to the backyard encourages an easy indoor-outdoor lifestyle. A well-planned kitchen boasts abundant cabinet and drawer storage along with a functional peninsula featuring display shelving, while a window above the sink ensures clear sightlines to the yard, perfect for keeping an eye on kids or pets. Four very large bedrooms on the main level create a rare and highly functional layout for families, including a primary retreat with a walk-in closet and a private updated 2-piece ensuite, while a full 4-piece bathroom and updated lighting throughout complete the level. Additional living space continues in the basement where a fifth bedroom and two bathrooms, including an updated 4-piece with dual sinks and an oversized shower, add flexibility for guests or extended family, while the remaining areas grant excellent storage and future development potential. The outdoor living is equally inviting with a sunny southwest-facing backyard that encourages relaxation, gardening and play beneath mature trees, complemented by patio space

for barbequing and unwinding. An oversized double detached garage with a new roof provides secure parking and additional storage for seasonal needs. This outstanding location places parks, recreation and open green space just steps from your door for a setting where both convenience and lifestyle are naturally elevated. Truly a phenomenal location for this beautiful character home that grows with you and adapts to every stage of life.