



GRASSROOTS
REALTY GROUP

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**431 3 Street N
Vulcan, Alberta**

MLS # A2327604



\$245,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,105 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Metal Siding , Wood Frame
Foundation:	Piling(s)
Features:	Built-in Features, Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: Air Conditioner, Dishwasher, Refrigerator, Microwave, Water Filtration System, Stove, Window Coverings including curtains, rods, and blinds, Garage Door Opener, Washer and Dryer, Hot Water on Demand

Welcome to this beautifully updated manufactured home on its own lot in the friendly community of Vulcan! Offering approximately 1105 sq. ft. of comfortable living space, this property has seen extensive upgrades over the years, making it an excellent opportunity for first-time buyers, downsizers, or anyone looking for an affordable home with a fantastic garage and yard. Inside, you'll find a bright, inviting living room highlighted by a large bay window that fills the space with natural light. The kitchen has been updated with your cabinets and features a newer dishwasher, recently added microwave, and a convenient water filtration system. Fresh paint, updated flooring, modern LED lighting throughout, and drywall replacing the original paneling give the home a clean, contemporary feel. Numerous mechanical improvements provide added peace of mind, including a 100-amp electrical service and panel, professionally inspected electrical system, all new PEX water lines, a hot water tank (approximately 5 years old), central air conditioning (approximately 2 years old), insulated plumbing, and a fully insulated crawl space and skirting. The furnace and ductwork have also been professionally cleaned. Outside, the upgrades continue with 30-year asphalt shingles installed on both the home and garage. The oversized heated garage has been extensively renovated with insulation, vapour barrier, drywall, LED lighting, full electrical service, and a gas heater, creating an ideal workspace, hobby shop, or secure parking. The spacious backyard offers mature trees, plenty of room for kids or pets to play, a storage shed, and convenient back alley access. Located close to schools, parks, and local amenities, this move-in-ready property offers exceptional value with extensive updates already completed. If you've been searching for an affordable home with

a large yard, heated garage, and modern improvements, this is one you won't want to miss!