



**136 Allen Crescent
Vulcan, Alberta**

MLS # A2327634



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,475 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious and inviting bungalow located in the desirable Allen Acres subdivision of Vulcan. Offering a thoughtful floor plan, a fully developed basement, and a finished 22' x 26' garage, this home combines comfort, functionality, and an exceptional location. The bright and open main living area creates a welcoming atmosphere, with the kitchen, dining area, and living room flowing together seamlessly for everyday living and entertaining. Just off the front entrance is a versatile office or flex room, ideal for working from home, hobbies, or additional living space. Main floor laundry adds convenience to your daily routine. The primary bedroom offers a generous walk-in closet, while the second bedroom on the main level features direct access to a three-piece ensuite bathroom. An additional four-piece bathroom serves the main floor. The fully developed basement is enhanced by large windows that allow plenty of natural light. Two spacious bedrooms, both with walk-in closets, provide comfortable accommodations for family or guests. A large family room, additional flex space suitable for hobbies, exercise equipment, a workshop, or storage, and ample storage areas complete the lower level. Outside, the fully landscaped yard provides room to relax and enjoy the outdoors. An additional benefit is the new metal roof currently scheduled for installation, with materials already purchased by the sellers and completion anticipated by the end of August 2026. Families will appreciate the outstanding location, with the elementary school situated directly across from the backyard. Walking paths, parks, playgrounds, and recreational facilities are all nearby, making it easy to enjoy an active lifestyle. The golf course, hospital, and other community amenities are also just minutes away. Whether you're looking for room to grow, space to entertain, or a convenient

location close to everything Vulcan has to offer, this property is ready to welcome you home.