



GRASSROOTS
REALTY GROUP

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513 3 Street S
Vulcan, Alberta

MLS # A2328515



\$199,998

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	643 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, See Remarks, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This charming and renovated 3 bedrooms home sits on a spacious lot in the town of Vulcan, close to schools, parks, and with quick access to the highway. It features a large family room, flex space, generous kitchen, 4-piece bathroom, and laminate flooring throughout. Recent updates include newer appliances, plumbing, new furnace, a hot water tank, and roof—both replaced just 8 years ago. Enjoy the outdoors in the large yard with mature trees, plus the convenience of a detached garage with brand new garage door and the opener.