



GRASSROOTS
REALTY GROUP

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425 Cottonwood Drive
Vulcan, Alberta

MLS # A2333580



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Tree		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Siding

Foundation: Wood

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Shed

Fall in love with this clean, country feel 5-bedroom, 3-bath bungalow built in 1981! From the moment you arrive, you'll appreciate the inviting front deck, mature trees, and the peaceful country feel that makes this home so special. Inside, you'll find a spacious and comfortable layout with newer appliances, central air, and a finished basement that gives you room to spread out, relax, and enjoy. Step outside and you'll really see what sets this property apart — an open view beyond the backyard gives a country feel, perfect for unwinding on the back deck after a long day. With RV parking, a newer roof, and close proximity to schools and the golf course, this home offers the best of both worlds: everyday convenience and a calm, getaway feel right at home. This is the kind of property buyers hope to find — move-in ready, and full of charm.