



GRASSROOTS
REALTY GROUP

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510 Whispering Greens Avenue
Vulcan, Alberta

MLS # A2334254



\$494,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,014 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Corners Marked, Sloped Down, Street Lighting		

Heating:	Central, High Efficiency, Fireplace(s), Floor Furnace, Natural Gas	Water:	Public
Floors:	Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	Ceiling Fan(s), Closet Organizers, Quartz Counters		

Inclusions: n/a

"Downsize comfortably without compromise", . 1760 sq ft of brand new home by Pristine Homes Ltd. , awesome, totally developed, walkout bungalow , located in Whispering Willows - NO HOA - .,gorgeous maple shaker kitchen c/w pantry and island with magnificent quartz countertop c/w overhang, stainless steel appliances, main floor laundry, electric fireplace , french door off the family room with access to the deck, , free standing tub and large separate shower in master's generous ensuite. covered deck at front, 50 ft by 110 ft sloping lot allows for walkout basement that is fully developed with two bedrooms, family room and 4 piece bath, 440 sq ft double attached garage that is insulated , boarded and rough taped, Vulcan has all the amenities incl a hospital, k-grade 12 schools, October 15 possession possible, Call today for your personal tour,