



GRASSROOTS
REALTY GROUP

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136 Aspen Way
Vulcan, Alberta

MLS # A2342478



\$386,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,087 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Pantry rack, shed, greenhouse, wheelbarrow, second freezer

Welcome to 136 Aspen Way, located in the established Allen Acres subdivision in Vulcan! This 1984 bi-level offers a functional layout with four bedrooms, three bathrooms, plenty of living space, and a number of updates completed over the years. The main level features a bright living room with a bay window, kitchen with adjoining dining area, four-piece bathroom, two bedrooms, and the primary bedroom complete with its own three-piece ensuite. From the dining area, step outside onto the two-tier deck overlooking the fenced backyard—a great space for relaxing, gardening, or enjoying the warmer months. Downstairs, you'll find a spacious family room with a door providing direct access to the backyard, an additional bedroom, a recently renovated three-piece bathroom, laundry and utility room, and plenty of storage space. Outside, the property also includes a garden shed, greenhouse, and additional storage underneath the deck. Improvements over the years include windows and doors in 2015, hot water tank in 2018, metal roofing and Hardie board siding in 2024, along with more recent flooring, interior paint, fencing, and bathroom updates. With its practical layout, generous living space, established yard, and numerous improvements, 136 Aspen Way is ready for its next chapter.