



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

517 3 Street S
Vulcan, Alberta

MLS # A2350618



\$360,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Dryer, Washer (2), Fridge (2), Stove (2), Microwave OTR, Basement Window Coverings + Curtain Rods

Welcome to this beautifully updated 1,057 sq. ft. bungalow in the heart of Vulcan! Featuring 3 bedrooms and 2 full bathrooms, this move-in-ready home offers exceptional value and versatile living options, complete with an illegal 1-bedroom secondary suite—ideal for extended family or potential rental income.

Step inside to find a light-filled layout enhanced by modern triple-pane windows that boost both energy efficiency and peace and quiet. The open living space flows naturally into modern updates throughout. Outside, you'll love the massive front driveway plus extra parking in the rear—perfect for RVs, recreational vehicles, or multiple vehicles. Enjoy warm prairie evenings on the lovely back deck, overlooking a spacious yard. Location doesn't get better than this: nestled in a family-friendly neighborhood just steps from local schools, green spaces, parks, and Vulcan's active hockey and curling arenas. Whether you're looking for your first home, a smart investment, or a versatile space with room to grow, this property checks every box!