

# \$310,000 - 308 3 Street S, Vulcan

MLS® #A2181659

**\$310,000**

4 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 0.14 Acres

NONE, Vulcan, Alberta

Nestled in the heart of the Town of Vulcan, this inviting four-bedroom, two-bathroom bungalow offers a blend of comfort and convenience. Ideally located within walking distance to downtown shopping, schools, and the post office, this home presents an ideal living situation for families and individuals alike. The main floor welcomes you with a cozy living room featuring a bay window, perfect for enjoying natural light. The kitchen and dining area provide ample space for family meals and gatherings. The main floor also includes a primary bedroom along with two additional bedrooms, ensuring plenty of space for a growing family or guests. A full bathroom on this level offers convenience and comfort. Descend to the basement to find another bedroom, a three-piece bathroom, and a den which is currently used as a bedroom. This lower level is complete with a family room, a rec room for leisure and entertainment, and a large combination utility, laundry, and storage room, offering plenty of practical space. Step outside to enjoy the partial wrap around deck, perfect for relaxing or entertaining guests. This property also features a detached double-car garage, providing ample parking and storage options. This home is a wonderful opportunity for comfortable living in a convenient location. Don't miss the chance to make it your own!

Built in 1963



## Essential Information

MLS® #	A2181659
Price	\$310,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	308 3 Street S
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Front Drive, Garage Faces Rear, Rear Drive
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	November 30th, 2024
Days on Market	102
Zoning	R1

### **Listing Details**

Listing Office	Magnuson Realty Ltd
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