



## 217 3 Street S, Vulcan, Alberta - \$379,000



Main Photo

### Property Description

Is location important to you? This 1104 sq. ft. bungalow in the Town of Vulcan is conveniently close to schools, the post office, shopping, and more! Whether you're looking for a great starter home or wanting to downsize, this property has plenty to offer. The main floor features three bedrooms, a full bathroom, kitchen and dining area, and a bright living room. There's also a cozy second sitting room with a wood-burning stove—perfect for those chilly evenings. The partially finished basement includes a family room, an additional bedroom, laundry area, and utility/storage room. Step outside to enjoy the back deck, completed in April 2025, along with the newly fenced yard finished in September 2025 and a garden area. With a 50' x 120' lot, the backyard has plenty of room for a future garage, more garden space, or simply room to play. Over the years, this home has seen a number of updates, including shingles, fascia, and eavestroughs in 2010, bird's eye maple kitchen cupboards, a new furnace in 2009, laminate flooring in the kitchen and basement in 2023, and updated wall insulation in the basement in 2023. This home offers a great balance of comfort, upgrades, and potential—all in a location that makes everyday living easy.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Magnuson Realty Ltd*



P: