

**316 3 Street N
Vulcan, Alberta**

MLS # A2262531

\$155,000



Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	R2
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		
Inclusions:	Woodshed and Contents		

Looking for an affordable 2 bedroom home on its own lot so no pad fees, then look no further! This home is situated on a mature lot and features newer windows, shingles (2020), all new pex plumbing throughout, and newer back door. As you enter the home you will appreciate the large entrance with built in bench, shoe rack and closet. There is a large dining area with lots of natural light - a great place for family mealtimes. The kitchen features white cabinets, a central island, pantry and lots of counterspace. Relax in the spacious living with its lovely wood burning stove - snug and cozy on a cold winters day! There is a great den/office - this room does not have a heat source so is not included in the total square footage of the home. Bedroom # 1 has 2 large windows and is currently where the washer and dryer are hooked up. The primary bedroom has dual aspect windows, a ceiling fan, large closet and a door into the bathroom. The 4 piece bathroom features a large vanity. There is additional storage area too! The yard is fully fenced and features mature trees and shrubs and has 2 storage sheds. There is a gravel driveway to the front of the home so plenty of parking! View 3D /virtual tour/multimedia.