

\$549,000 - 220 3 Street S, Vulcan

MLS® #A2257239

\$549,000

6 Bedroom, 4.00 Bathroom, 1,955 sqft
Residential on 0.21 Acres

NONE, Vulcan, Alberta

This six-bedroom, 1955 sq. ft. home in the heart of Vulcan offers both spacious living and excellent income potential. The main level includes three bedrooms and two bathrooms, featuring a primary suite with a walk-in tub, automatic toilet, and large walk-in closet. Recent updates add comfort and peace of mind, including new basement windows, remote-controlled blinds, hot water on demand, a newer hot water heater, new basins in main bathroom, and upgraded kitchen appliances. The basement is fully developed with two legal suites: one two-bedroom unit with a full kitchen (refrigerator, stove, dishwasher) and one one-bedroom unit with a refrigerator and stove. Both suites share a common laundry area and have a separate entrance with access to the paved rear parking area. All appliances are included in "as is" condition. This home is well-suited for rental income or multi-generational living. Additional features include two fireplaces, a detached double-car garage, and attractive rock and stucco siding. Conveniently located within two blocks of the post office, grocery store, and church, this property blends comfort, functionality, and investment opportunity. Note - the listing agent is related to the sellers.

Built in 1968

Essential Information



MLS® #	A2257239
Price	\$549,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,955
Acres	0.21
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	220 3 Street S
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Pantry, Separate Entrance, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Built-In Range, Garburator
Heating	Boiler, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Membrane
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Zoning	R-4

Listing Details

Listing Office	Magnuson Realty Ltd
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