

# \$240,000 - 403 3 Street N, Vulcan

MLS® #A2207982

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,344 sqft

Residential on 0.13 Acres

NONE, Vulcan, Alberta

Welcome to this spacious doublewide mobile home nestled on its own corner lot in the heart of Vulcan. With approximately 1344 square feet of comfortable living space, this home offers a perfect blend of convenience and comfort. Inside, you'll find three bedrooms and one and a half bathrooms, providing ample space for family living. The layout includes a large living room, dining area, and a well-appointed kitchen, ideal for gatherings and everyday living. A separate family room adds extra flexibility, while two bedrooms complement a generous primary bedroom featuring a convenient two-piece ensuite bathroom and a large walk-in closet. The home includes a refrigerator, stove, washer, and dryer, along with a dishwasher that is being sold in "as is" condition. A combination laundry/utility room ensures added convenience. Recent updates include a new hot water tank in 2022 and a furnace replacement in 2021, providing efficiency and peace of mind. Windows, shingles, and siding were also updated approximately ten years ago. Outside, a detached double car garage offers ample storage and parking space. The vinyl siding and metal roof contribute to low-maintenance living. This property presents an excellent opportunity to enjoy comfortable living in Vulcan's welcoming community. Don't miss out on this chance to make it yours!

Built in 1972



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2207982                |
| Price          | \$240,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,344                   |
| Acres          | 0.13                    |
| Year Built     | 1972                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 403 3 Street N |
| Subdivision | NONE           |
| City        | Vulcan         |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L 2B0        |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Basement          | None                                                                      |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Corner Lot, Few Trees |

|              |              |
|--------------|--------------|
| Roof         | Metal        |
| Construction | Vinyl Siding |
| Foundation   | Piling(s)    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 20              |
| Zoning         | R-2             |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Magnuson Realty Ltd |
|----------------|---------------------|

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