

# \$174,900 - 316 3 Street N, Vulcan

MLS® #A2262531

**\$174,900**

2 Bedroom, 1.00 Bathroom, 1,203 sqft

Residential on 0.12 Acres

NONE, Vulcan, Alberta

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) 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.

Built in 1980

## Essential Information

MLS® # A2262531

Price \$174,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,203
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	316 3 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

### **Amenities**

Parking Spaces	3
Parking	Off Street, Gravel Driveway

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Free Standing
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle

Construction	Vinyl Siding, Aluminum Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R2

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.