

# \$479,900 - 222 Aspen Place, Vulcan

MLS® #A2232384

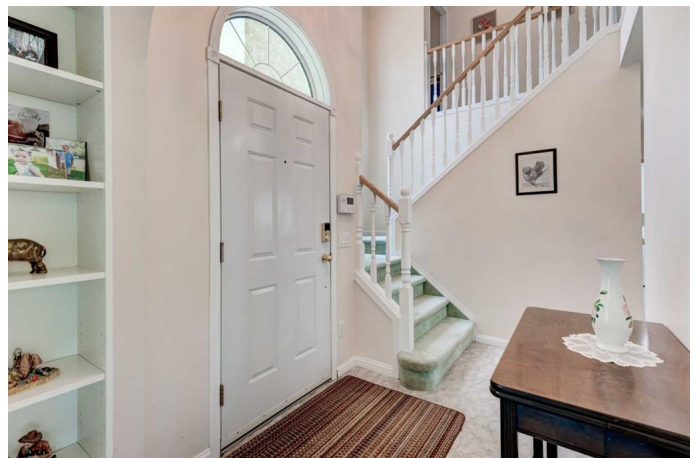
**\$479,900**

4 Bedroom, 4.00 Bathroom, 1,902 sqft

Residential on 0.03 Acres

NONE, Vulcan, Alberta

Bright, cheerful, and full of charm—this well-maintained two-storey home offers the perfect blend of peaceful country atmosphere with the convenience of town living. Located in a quiet cul-de-sac in the Town of Vulcan, this property features a large, landscaped lot with plenty of room to relax, garden, and entertain. The main floor welcomes you with a spacious and airy layout, vaulted ceilings, and an abundance of natural light. Enjoy family time in the well-designed kitchen with a cozy breakfast nook and adjacent family room, complete with a natural gas fireplace (not used in several years). A separate dining room, a large living room with a wood-burning fireplace, main floor laundry, and a convenient two-piece bathroom complete the main level. Upstairs, you'll find two comfortable bedrooms, a storage area, and a beautifully remodeled (2024) four-piece bathroom. The primary bedroom features a generous five-piece ensuite for your own private retreat. The basement is mostly developed and offers even more space to spread out, with additional bedrooms, a large recreation room with a standalone gas fireplace, a three-piece bathroom, and multiple storage and utility areas. This home also features an attached double-car garage, asphalt shingles that were replaced approximately four years ago, a 40-gallon hot water tank, and low-flow toilets. The backyard includes a vegetable garden area and offers plenty of privacy for summer BBQs. A central vacuum system is included in



â€œas isâ€• condition, and the garden tractor and tools are negotiable. Whether you're looking for room to grow, a quiet setting, or simply a place to call home, this inviting property checks all the boxes.

Built in 1996

## Essential Information

MLS® #	A2232384
Price	\$479,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,902
Acres	0.03
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	222 Aspen Place
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Yard, Landscaped, Level, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	58
Zoning	R-1

## Listing Details

Listing Office	Magnuson Realty Ltd
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