

# \$450,000 - 212 3 Street N, Vulcan

MLS® #A2258643

## \$450,000

4 Bedroom, 2.00 Bathroom, 1,213 sqft  
Residential on 0.17 Acres

NONE, Vulcan, Alberta

Welcome to 212 3rd Street North in the Town of Vulcan! This bright and beautifully built bungalow, constructed in 2015, sits on a spacious 65' x 115' lot near parks, outdoor recreation facilities, and more. The main level offers an open-concept design with a living room, dining area, and kitchen—perfect for entertaining or enjoying family time. The kitchen includes granite countertops, a gas stove (new in 2025), a lower-height island with electrical outlets designed for baking comfort, and plenty of cupboard space. Bruce hardwood floors add warmth and style throughout the main level. Two bedrooms are also on this floor, including the primary, along with a conveniently located stacking washer and dryer (washer new in 2025). The developed basement has been recently updated with new paint and flooring, and features a huge family room, two additional bedrooms, a full bathroom, storage, and utility rooms. Comfort is a priority with in-floor heating in both the basement and the attached double-car garage. The garage includes a large 8' x 18' door, while the paved driveway provides easy access. Outside, the property is nicely landscaped front and back, with a partially fenced backyard that includes room to park your RV. Additional updates include a boiler installed approximately three years ago. Please note there is a local improvement tax of \$292.48. This home is move-in ready and combines modern convenience with thoughtful



designâ€™donâ€™™t miss the chance to make it yours!

Built in 2015

**Essential Information**

MLS® #	A2258643
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,213
Acres	0.17
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	212 3 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings, Electric Oven
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden  
Lot Description        Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 17th, 2025  
Days on Market        1  
Zoning                    R-1

**Listing Details**

Listing Office            Magnuson Realty Ltd

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