

# \$409,000 - 203 Birch Road, Vulcan

MLS® #A2260256

**\$409,000**

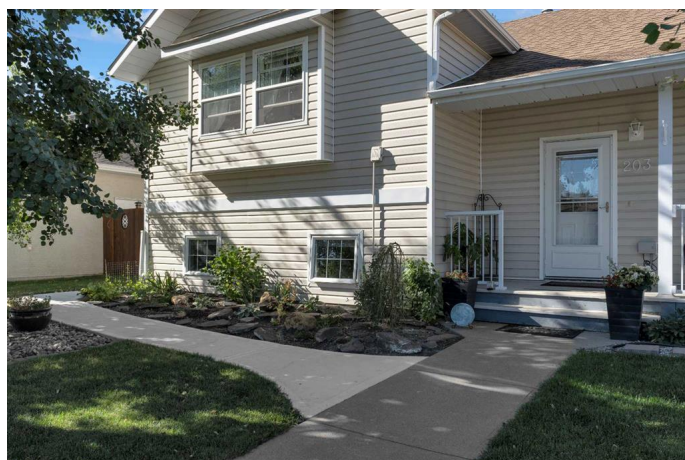
3 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.15 Acres

NONE, Vulcan, Alberta

This large 4-level split offers 3 bedrooms, 3 bathrooms, and even more room to develop! Situated on a corner lot with great curb appeal, the property features a welcoming covered front porch, upgraded landscaping in the front yard, and an underground sprinkler system. There is also space in the backyard with potential to add a garage (with town approval). The roof was redone in 2021, giving peace of mind for years to come. Inside, you'll find tall ceilings and a bright, open living space. The kitchen provides plenty of storage, while the dining area and living room are ideal for hosting family and friends. Upstairs are three spacious bedrooms and two bathrooms, including a massive primary bedroom with a 3-piece ensuite and walk-in closet. The first lower level boasts a huge family room and another bathroom and laundry room, while the second lower level offers abundant storage or the potential to add additional bedrooms if needed. Recent updates include new flooring on the main level, upper hallway, and primary bedroom, as well as updated light fixtures. This home is move-in ready yet still offers opportunities for a new owner to add personal touches. Don't miss this chance to own a fantastic family home in the welcoming community of Vulcan—home to a golf course, newly expanded hospital, retail shops, restaurants, a furniture store, arena, outdoor pool, and so much more!

Built in 2001



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260256      |
| Price          | \$409,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,149         |
| Acres          | 0.15          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 203 Birch Road |
| Subdivision | NONE           |
| City        | Vulcan         |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L 2B0        |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Off Street, RV Access/Parking |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum                                                          |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Partial, Partially Finished                                                             |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Front Yard      |
| Roof              | Asphalt Shingle |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 7                    |
| Zoning         | R1                   |

**Listing Details**

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

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