

# \$430,000 - 212 3 Street N, Vulcan

MLS® #A2258643

**\$430,000**

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          | \$430,000   |
| 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, Window Coverings, Electric Oven, Water Softener |
| Heating           | Forced Air, Natural Gas, In Floor                                                                                           |
| 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        39  
Zoning                    R-1

**Listing Details**

Listing Office            Magnuson Realty Ltd

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