

\$448,000 - 114 Allen Rise, Vulcan

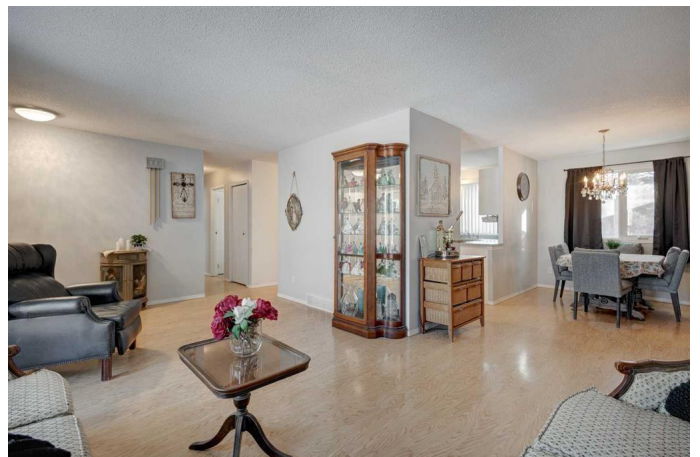
MLS® #A2188303

\$448,000

4 Bedroom, 3.00 Bathroom, 1,319 sqft
Residential on 0.19 Acres

NONE, Vulcan, Alberta

Welcome Home! This 1977 bungalow is full of charm and has seen many thoughtful upgrades over the years. Offering over 1350 square feet of living space on the main level, this well-loved home is perfect for a growing family or anyone looking for a warm and welcoming space. The main level features a spacious living room filled with natural light, and a cozy second living room with a natural gas fireplace, perfect for relaxing evenings. The kitchen has a newer refrigerator and stove (replaced about two years ago). The main bathroom has been recently renovated. The primary bedroom has a convenient two-piece ensuite. There are two additional bedrooms, ideal for family, guests, or office use. The second living room opens onto a sunroom, providing a peaceful spot to enjoy the views of the large, beautifully landscaped fenced backyard. The yard includes mature trees, a garden area, and maintenance-free fencing. The basement offers even more living space, including a large family room, perfect for gatherings or a play area, an additional bedroom and a three-piece bathroom. There is also a large laundry room, storage room, and utility room for all your needs. Additional features include a high-efficiency furnace, water softener, central vacuum system with attachments. There is a water softener system, as well as a reverse osmosis system. Other improvements include much of the lighting which has been upgraded to energy-efficient LED. Outside, the attached



double car garage and concrete driveway provide ample parking. The hot tub is included in as-is condition. This home and yard have been impeccably maintained and are ready for new owners to add their personal touches. Don't miss the chance to make this charming property your own!

Built in 1977

Essential Information

MLS® #	A2188303
Price	\$448,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.19
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	114 Allen Rise
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, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Days on Market	89
Zoning	R1

Listing Details

Listing Office	Magnuson Realty Ltd
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