

# \$534,900 - 418 3 Avenue N, Vulcan

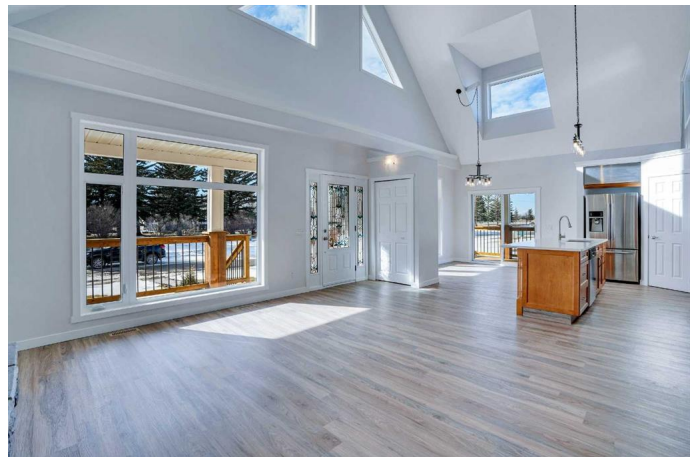
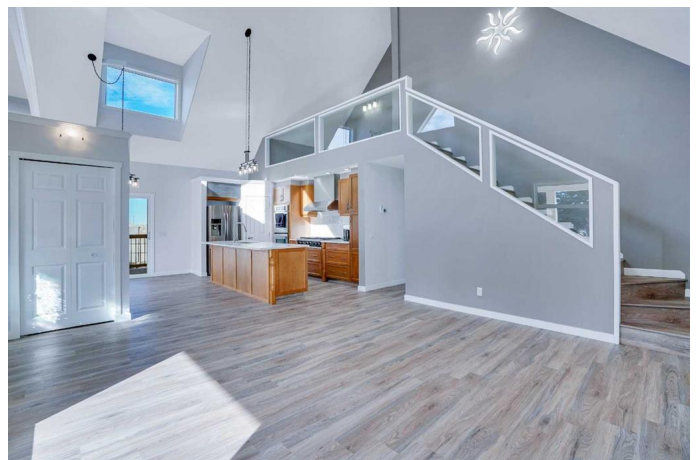
MLS® #A2197304

**\$534,900**

7 Bedroom, 4.00 Bathroom, 1,876 sqft  
Residential on 0.13 Acres

NONE, Vulcan, Alberta

OPEN HOUSE SUNDAY APRIL 13 Th. 1:00 PM to 3:30 PM. :ABSOLUTELY BEAUTIFUL ;Almost 3000 SQ.FT . of DEVELOPED LIVING SPACE; Facing Beautiful Treed Park;FULLY DEVELOPED BASEMENT ;7 Bedrooms TOTAL; 3.5 Bathrooms ,Big 50 x 120 Corner Lot(Lots of Extra Parking ). STUNNING KITCHEN with STAINLESS STEEL APPLIANCES, accented with STONE Counter top, GAS STOVE,Double wall oven,LARGE high velocity hood-fan,Corner pantry ,Big island all open to Great room and dining room with soaring vaulted ceiling open to upper level. Great room with Feature stone surround GAS Fireplace and BIG windows with view to treed park. Big dining room with sliding doors to MASSIVE COVERED WRAP around DECK also with awesome view of Park. LARGE main floor master bedroom with full 4 Pce. bathroom and walk -in closet . Main floor powder room, laundry room and another bedroom. UPPER level LOFT and LANDING area has awesome view to lower level ,Mountains, and Park . Upper level also has TWO LARGE Bedrooms and Full Bathroom . FULLY DEVELOPED BASEMENT with HUGE wide open Recreation/Family room with big Kitchenette with Fridge,Microwave, dishwasher, bar fridge . Basement also has THREE Bedrooms ,(One with Walk-in closet ),Full 4 Pce Bathroom, and Laundry room . Separate rear entry with access to basement and main level. What an AMAZING Home .



Built in 2024

## Essential Information

MLS® #	A2197304
Price	\$534,900
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,876
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	418 3 Avenue N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Gas Range, Dishwasher, Double Oven, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Great Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	52
Zoning	Residential

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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