

# \$240,000 - 403 3 Street N, Vulcan

MLS® #A2207982

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,344 sqft  
Residential on 0.13 Acres

NONE, Vulcan, Alberta

Welcome to this spacious doublewide mobile home nestled on its own corner lot in the heart of Vulcan. With approximately 1344 square feet of comfortable living space, this home offers a perfect blend of convenience and comfort. Inside, you'll find three bedrooms and one and a half bathrooms, providing ample space for family living. The layout includes a large living room, dining area, and a well-appointed kitchen, ideal for gatherings and everyday living. A separate family room adds extra flexibility, while two bedrooms complement a generous primary bedroom featuring a convenient two-piece ensuite bathroom and a large walk-in closet. The home includes a refrigerator, stove, washer, and dryer, along with a dishwasher that is being sold in "as is" condition. A combination laundry/utility room ensures added convenience. Recent updates include a new hot water tank in 2022 and a furnace replacement in 2021, providing efficiency and peace of mind. Windows, shingles, and siding were also updated approximately ten years ago. Outside, a detached double car garage offers ample storage and parking space. The vinyl siding and metal roof contribute to low-maintenance living. This property presents an excellent opportunity to enjoy comfortable living in Vulcan's welcoming community. Don't miss out on this chance to make it yours!

Built in 1972



## Essential Information

MLS® #	A2207982
Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,344
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

## Community Information

Address	403 3 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Few Trees

Roof	Metal
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	7
Zoning	R-2

### **Listing Details**

Listing Office	Magnuson Realty Ltd
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