

# \$339,900 - 517 3 Street S, Vulcan

MLS® #A2227145

**\$339,900**

3 Bedroom, 2.00 Bathroom, 1,044 sqft  
Residential on 0.14 Acres

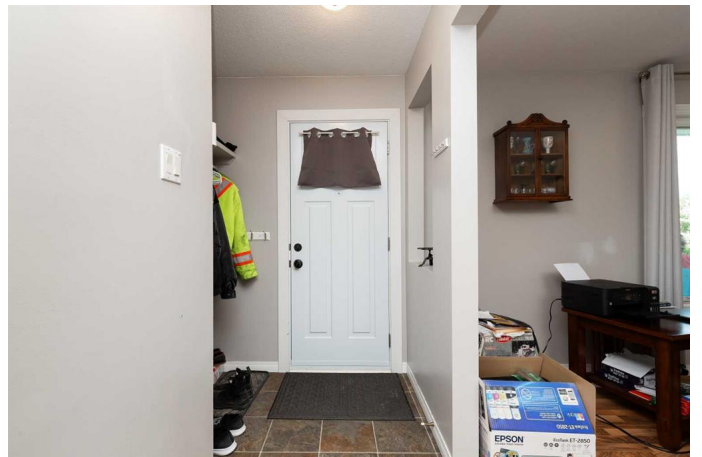
NONE, Vulcan, Alberta

Imagine settling into a home that feels like a tranquil escape, yet keeps you connected to everything you need. That's exactly what you'll find at 517 3 South Vulcan. Tucked away in a peaceful spot, this charming home is directly across from the high school and just a short stroll away – perfect for families or anyone who appreciates convenience!

Vulcan isn't just a dot on the map; it's a vibrant, welcoming community with a unique charm. It's the kind of place where neighbours know your name and you truly feel a part of something special. You'll love the friendly atmosphere, the local shops, and the easygoing pace of life. Plus, for the golf enthusiasts, Vulcan boasts a fantastic 18-hole golf course – perfect for a relaxing round! It's small-town living at its best, offering a genuine sense of belonging that's hard to find elsewhere.

This isn't just any house; it's a home that's been thoughtfully updated over the years, giving you peace of mind and modern comfort. We're talking newer shingles, windows, furnace, and hot water tank – big ticket items that are already taken care of! Step inside and you'll immediately notice the fresh, updated kitchen and new flooring throughout, making it feel bright and ready for you to move right in.

Now, here's where things get really interesting: if you've been looking for an investment



opportunity, this is it! It's been incredibly rare for homes with suites to hit the market in Vulcan over the past year. This property offers that golden ticket. While it currently has an illegal suite, the potential to convert it into a legal suite is genuinely easy, opening up possibilities.

Outside, you'll love the generous backyard – perfect for summer barbecues, a garden, or just letting the kids and pets play. Plus, there's tons of parking out front. And with a back lane, you have the ideal setup to build that dream garage or workshop you've always wanted, with plenty of room left over for RV parking.

This is more than just a house; it's a fantastic opportunity to embrace the wonderful lifestyle Vulcan offers, all while enjoying a beautifully updated home with incredible potential. Ready to see it for yourself?

Built in 1958

**Essential Information**

MLS® #	A2227145
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	517 3 Street S
Subdivision	NONE

City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

### Amenities

Parking Spaces	6
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	Laminate Counters, Open Floorplan, Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	10
Zoning	R1

### Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.