

# \$479,900 - 418 3 Avenue N, Vulcan

MLS® #A2217472

**\$479,900**

7 Bedroom, 4.00 Bathroom, 1,905 sqft  
Residential on 0.14 Acres

NONE, Vulcan, Alberta

**\*\*Open House Saturday May 24th**

11:00am-1:00pm\*\*Experience premium small town living in this remarkable 7-bedroom, 3.5-bathroom home set on a spacious 50' x 120' corner lot in the vibrant community of Vulcan. With over 3000sq.ft. of fully developed living space, this home delivers a perfect balance of elegance, comfort, and family-friendly design across from the natural beauty of a mature, tree-lined park just across the street. Inside, you're greeted by soaring vaulted ceilings that draw in an abundance of natural light and create a bright, airy atmosphere. The open-concept main floor is anchored by a chef-inspired kitchen featuring stone counter tops, a gas stove, double wall ovens, a powerful hood fan, corner pantry, and a generous island ideal for entertaining or daily family meals. The great room is warm and welcoming, centered around a stone fireplace and framed by oversized windows showcasing the peaceful park views. From the dining area, step out onto an expansive, covered wraparound deck perfect for enjoying sunsets or weekend gatherings. The main level offers a spacious primary suite with a walk-in closet and private 4-piece ensuite, along with a second bedroom, powder room, laundry, and a convenient rear entry from the back yard. Upstairs, a versatile loft and open landing overlook the main level and park, offering the perfect nook for a reading area or home office, along with two large bedrooms and a full



bathroom. The fully developed lower level is a standout feature, offering incredible flexibility. It includes a massive recreation space, full kitchenette (with fridge, microwave, dishwasher, and bar fridge), three additional bedrooms—one with a walk-in closet—a full bathroom, secondary laundry hook-ups located in the mechanical room, and the rear entrance provides easy access to the lower level, making it ideal setup for extended family and guests. With abundant parking, a park-side setting, and thoughtful design throughout, this home offers a rare opportunity to enjoy space, comfort, and natural beauty—all in one. Don't miss your chance to view this exceptional property.

Built in 2024

### Essential Information

MLS® #	A2217472
Price	\$479,900
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,905
Acres	0.14
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

### **Interior**

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Bar Fridge, Built-In Gas Range, Dishwasher, Double Oven, Range Hood, Refrigerator, Washer/Dryer Stacked  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas, Stone  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Open Lot, See Remarks  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed May 7th, 2025  
Days on Market 18  
Zoning Residential

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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