

**132 Alder Place
Vulcan, Alberta**

MLS # A2251309



\$392,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,284 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Refrigerator, Washer and Dryer with Pedestals, All window coverings including curtains, rods, and blinds, Central Vac/Attachments, Ceiling Fans, Microwave, Hood fan

Are you wanting to live 5 minutes from the hospital this is it! Welcome home to this charming and spacious 5-bedroom Bilevel built in 1996 that boasts pride of ownership and modern updates throughout! Step inside the main level to discover a welcoming living room, a well-equipped kitchen complete with an island and a cozy eating area. Recent updates include furnace in 2024, newer vinyl plank flooring, a new refrigerator, stove, washer and dryer 2021, The primary bedroom featuring a generous ensuite. Two additional well-sized bedrooms and a convenient main-floor laundry (with a full bath) add to the functional layout. The walkout basement is an entertainer's delight with its spacious family room, large windows and a cozy gas fireplace, ample built-in cupboards and closets, and two additional bedrooms. A spa-like bathroom with jetted tub and extra storage room further enhance the functionality of this space. The home's outdoor living spaces are designed for if you want full sun or shade. The private upper deck, enhanced with new decking installed in 2020, this is perfect for relaxing. The walk-out is protected by the upper deck for shade. The fully fenced and gated backyard offers a serene retreat with new concrete steps and surrounded by mature trees and a garden shed for extra storage. Don't miss the opportunity to see this beautiful home in person—Contact your REALTOR® to schedule a showing today!