

312 3 Street N  
Vulcan, Alberta

MLS # A2274027



**\$160,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Garden shed, toaster oven, under counter coffee maker

Welcome to this affordable mobile home, estimated to have been built in 1974, located on a quiet cul-de-sac in the Town of Vulcan. Offering 896 sq. ft. of living space plus a 182 sq. ft. addition, this property delivers great value for a first-time buyer or anyone looking for a solid rental opportunity. Step inside to a practical front entrance mud room, a cozy living room warmed by a pellet stove, a den, and a kitchen with an adjoining dining area. The layout also includes a bedroom, a back entrance leading to the yard, a primary bedroom, and a full bathroom. The exterior features a detached single-car garage that is insulated and heated, an 8' x 10' garden shed, and a covered backyard area complete with a hot tub. The hot tub hasn't been used for a couple of years, but the owner reports it was working the last time it was in operation. Appliances included are a refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, toaster oven, and an under-counter coffee maker. Recent updates include asphalt shingles (approx. 8 years old), a furnace (approx. 5 years old), and a hot water tank (approx. 10 years old). If you're looking for an economical place to call home—or a rental property with steady potential—this one is well worth a look. And yes, it's on a cul-de-sac, so you get that premium low-traffic, "galaxy far, far away" peace and quiet.