

\$409,000 - 203 Birch Road, Vulcan

MLS® #A2260256

\$409,000

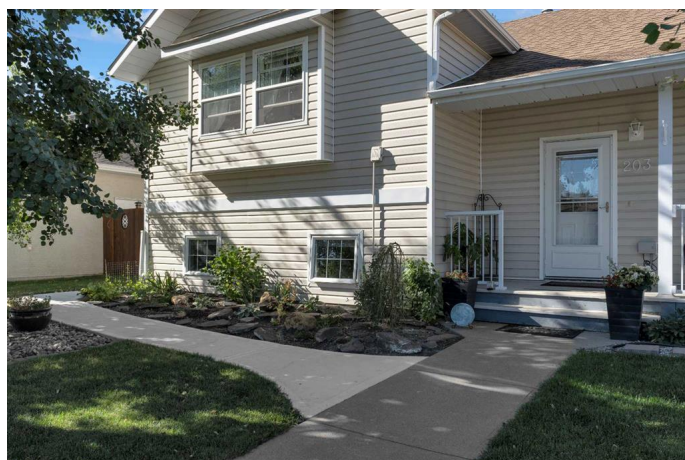
3 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.15 Acres

NONE, Vulcan, Alberta

This large 4-level split offers 3 bedrooms, 3 bathrooms, and even more room to develop! Situated on a corner lot with great curb appeal, the property features a welcoming covered front porch, upgraded landscaping in the front yard, and an underground sprinkler system. There is also space in the backyard with potential to add a garage (with town approval). The roof was redone in 2021, giving peace of mind for years to come. Inside, you'll find tall ceilings and a bright, open living space. The kitchen provides plenty of storage, while the dining area and living room are ideal for hosting family and friends. Upstairs are three spacious bedrooms and two bathrooms, including a massive primary bedroom with a 3-piece ensuite and walk-in closet. The first lower level boasts a huge family room and another bathroom and laundry room, while the second lower level offers abundant storage or the potential to add additional bedrooms if needed. Recent updates include new flooring on the main level, upper hallway, and primary bedroom, as well as updated light fixtures. This home is move-in ready yet still offers opportunities for a new owner to add personal touches. Don't miss this chance to own a fantastic family home in the welcoming community of Vulcan—home to a golf course, newly expanded hospital, retail shops, restaurants, a furniture store, arena, outdoor pool, and so much more!

Built in 2001



Essential Information

MLS® #	A2260256
Price	\$409,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,149
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	203 Birch Road
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	3
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	Magnuson Realty Ltd
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