\$525,000 - 140 Allen Crescent, Vulcan

MLS® #A2214486

\$525,000

3 Bedroom, 3.00 Bathroom, 1,695 sqft Residential on 0.16 Acres

NONE, Vulcan, Alberta

OPEN HOUSE SUNDAY MAY 11 - 11 A.M.- 1 P.M. This meticulously maintained home offers approximately 2,888 sq ft of developed living space, blending comfort with thoughtful updates and the potential for four bedrooms. With significant curb appeal from the welcoming front verandah and a beautifully landscaped yard, the tone is set for this charming residence.

The main floor features an open-plan layout with vaulted ceilings, and a living room with a gas fireplace and large picture window. The thoughtfully designed kitchen & dining area flow well, with access to the deck outside. So convenient for snacks and drinks and when barbequing! There's also a formal dining room for those special occasions. The primary bedroom with en-suite is well considered, having been placed at the opposite end to the primary living spaces and convenient to the main floor laundry.

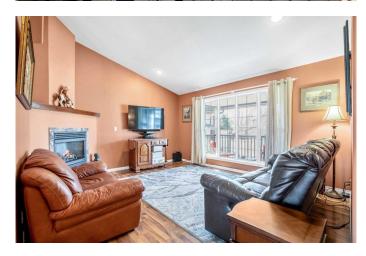
The upper-level bonus room adds an extra dimension - ideal as an exercise space, studio, office, or additional bedroom. Slightly offset from the main living areas and accessible from inside the home or through the garage, it offers privacy and versatility without disrupting the household flow.

The fully developed basement includes in-floor heat, a spacious recreation area, two additional bedrooms, and a full bathroom.

Outside, the yard is fully fenced and includes a dog pen, a garden shed, and a watering system for ease of maintenance. The home is







finished with stucco siding, offering low upkeep and resilience against Alberta's climate. The double attached garage is oversized to accommodate a workshop area and has in-floor heat.

The town of Vulcan offers a unique lifestyle with an 18-hole golf course, swimming pool, a thriving supermarket, a hospital with emergency room, as well as parks and proximity to lakes like McGregor Lake and Twin Valley Reservoir - making it a desirable place to call home.

Rooms in the basement currently used as bedrooms may not meet today's standard of egress.

Built in 2003

Essential Information

MLS® # A2214486 Price \$525,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,695
Acres 0.16

Year Built 2003

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 140 Allen Crescent

Subdivision NONE City Vulcan

County Vulcan County

Province Alberta
Postal Code ToL 2B0

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Central Vacuum

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer, Trash Compactor

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

1

Exterior

Exterior Features Garden

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 28th, 2025

Days on Market 11
Zoning R1

Listing Details

Listing Office RE/MAX First

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