

# \$487,000 - 222 Aspen Place, Vulcan

MLS® #A2232384

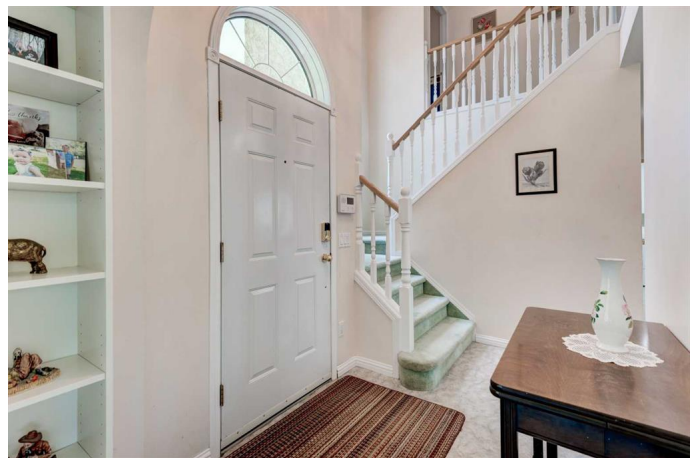
**\$487,000**

4 Bedroom, 4.00 Bathroom, 1,902 sqft

Residential on 0.03 Acres

NONE, Vulcan, Alberta

Bright, cheerful, and full of charm—this well-maintained two-storey home offers the perfect blend of peaceful country atmosphere with the convenience of town living. Located in a quiet cul-de-sac in the Town of Vulcan, this property features a large, landscaped lot with plenty of room to relax, garden, and entertain. The main floor welcomes you with a spacious and airy layout, vaulted ceilings, and an abundance of natural light. Enjoy family time in the well-designed kitchen with a cozy breakfast nook and adjacent family room, complete with a natural gas fireplace (not used in several years). A separate dining room, a large living room with a wood-burning fireplace, main floor laundry, and a convenient two-piece bathroom complete the main level. Upstairs, you'll find two comfortable bedrooms, a storage area, and a beautifully remodeled (2024) four-piece bathroom. The primary bedroom features a generous five-piece ensuite for your own private retreat. The basement is mostly developed and offers even more space to spread out, with additional bedrooms, a large recreation room with a standalone gas fireplace, a three-piece bathroom, and multiple storage and utility areas. This home also features an attached double-car garage, asphalt shingles that were replaced approximately four years ago, a 40-gallon hot water tank, and low-flow toilets. The backyard includes a vegetable garden area and offers plenty of privacy for summer BBQs. A central vacuum system is included in



as is condition, and the garden tractor and tools are negotiable. Whether you're looking for room to grow, a quiet setting, or simply a place to call home, this inviting property checks all the boxes.

Built in 1996

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232384    |
| Price          | \$487,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,902       |
| Acres          | 0.03        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 222 Aspen Place |
| Subdivision | NONE            |
| City        | Vulcan          |
| County      | Vulcan County   |
| Province    | Alberta         |
| Postal Code | T0L 2B0         |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood  |

|                 |                                             |
|-----------------|---------------------------------------------|
|                 | Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                     |
| Cooling         | None                                        |
| Fireplace       | Yes                                         |
| # of Fireplaces | 3                                           |
| Fireplaces      | Gas, Wood Burning                           |
| Has Basement    | Yes                                         |
| Basement        | Full, Partially Finished                    |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                     |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco, Wood Frame                                       |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 2               |
| Zoning         | R-1             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Magnuson Realty Ltd |
|----------------|---------------------|

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