# \$824,900 - 513 Railway Avenue, Rural Vulcan County

MLS® #A2235716

## \$824,900

3 Bedroom, 2.00 Bathroom, 1,666 sqft Residential on 0.66 Acres

NONE, Rural Vulcan County, Alberta

Ever dreamed of having it all?? Maybe you want to start a home based business out of this 40x60 fully finished shop with infloor heat?? Or maybe you already have a business and you want to have all of it in one neat package on your own property!! Then look no further than this immaculately kept home that is move in ready!! When you drive up to this home you will see the pride of ownership through out with beautiful flower beds complete with water, mature trees and a garden area. The shop features a 3 piece bathroom, mezzanine complete with a lift making getting stuff up to the top an absolute breeze and a 16x16 overhead door. Drive into your heated garage in the winter making unloading groceries and kids a breeze. The garage has infloor heat and a generous sized home office, perfect for working from home or a home based business. Once you walk into the house you will find a huge storage room and a primary bedroom to live for with a walk in closet and a 3 piece ensuite. Walking into the kitchen you will find a large island, pantry and tons of working space and enjoy your mountain view from your kitchen. A large dining room and living room make entertaining a dream as well as French doors leading out to the deck. As you walk down the hall you will find 2 more good sized bedrooms and another bathroom. This wonderful home also features central ac perfect for the hot summer days and sits on a 4 foot concrete crawl space that is perfect for extra storage. In the yard This







#### Built in 2019

#### **Essential Information**

MLS® # A2235716 Price \$824,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,666 Acres 0.66 Year Built 2019

Type Residential Sub-Type Detached

Style Acreage with Residence, Modular Home

Status Active

## **Community Information**

Address 513 Railway Avenue

Subdivision NONE

City Rural Vulcan County

County Vulcan County

Province Alberta
Postal Code T0L0L0

#### **Amenities**

Parking Double Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl

Windows, Laminate Counters

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

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating In Floor, Forced Air

Cooling Central Air

Has Basement Yes

Basement Partial, Crawl Space

## **Exterior**

Exterior Features Storage

Lot Description Corner Lot, Few Trees, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed July 2nd, 2025

Days on Market 125 Zoning RH

## **Listing Details**

Listing Office Century 21 Foothills Real Estate

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