

\$230,000 - 215 Willow Road, Vulcan

MLS® #A2255083

\$230,000

4 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0.18 Acres

NONE, Vulcan, Alberta

Get ready for small town living! With all the amenities of a larger town, including its own hospital and medical clinic, plus choice recreation facilities, including 18 hole golf course, Ice arena, outdoor pool, waterslides, baseball, soccer, pickleball and playgrounds to mention just a few. Tucked back in a quiet neighborhood this 1420 sq ft, 4 bedroom bungalow is perfect for your family. Located on a large .18 acre lot with double detached garage set at the back of the property allowing lots of off street parking in your driveway. The main floor has a large airy feel, with living room, kitchen and dining area, all connected for large family get togethers or just entertaining friends. The cozy add on family room just made to curl up in at the end of the day. Three bedrooms, a full main bath and laundry area round out this well laid out main floor plan. The partially developed basement. needs some upgrading and finishing but featurees a Rec room, two bedrooms, utility room, 4 pc bathroom and a walk up exit to the side yard. The west facing back yard with high fencing and large trees surrounding ensures your privacy . Sit out on the wrap around, covered and uncovered deck to just soak in the last of the summer sun or enjoy watching the kids play. Windows upstairs were replaced in 2009, metal roof and vinyl sidings were done in 2005. the furnace new in 2009. Hot water tank new in Feb 2017. Vulcan is perfectly situated, just 30 minutes to High River, one hour south of Calgary and one



hour north of Lethbridge. Come see what small town living can be like in Vulcan. Home is being sold as is.

Built in 1982

Essential Information

MLS® #	A2255083
Price	\$230,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,420
Acres	0.18
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	215 Willow Road
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway, Off Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private
Roof	Metal
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 9th, 2025
Days on Market	7
Zoning	R-1

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.