

# \$849,900 - 513 Railway Avenue, Rural Vulcan County

MLS® #A2235716

**\$849,900**

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

NONE, Rural Vulcan County, Alberta

Welcome home to 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. This property features a 40x60 fully finished heated shop with infloor heat. Also featuring 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 property truly is a must see!!!

Built in 2019



## Essential Information

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2235716                             |
| Price          | \$849,900                            |
| 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), Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, French Door, High Ceilings, Laminate Counters, Pantry, Sump Pump(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Dryer, Garage Control(s), Washer                       |
| Heating           | Forced Air, In Floor  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Crawl Space, Partial  |

## 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 | 70             |
| Zoning         | RH             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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