

\$545,900 - 616 Memorial Avenue, Vulcan

MLS® #A2247723

\$545,900

3 Bedroom, 3.00 Bathroom, 1,951 sqft

Residential on 0.18 Acres

NONE, Vulcan, Alberta

Welcome to a showstopper on one of Vulcan's most sought-after streets! This beautiful home sits on a large, landscaped lot with mature trees and a spacious front parking pad. Just a few houses down the street, you'll find a public park with tennis and pickleball courts, a basketball court, and a walking path. The post office, downtown shopping, and schools are also within easy walking distance. The exterior is finished with durable hardieboard siding, complemented by newer decking and shingles. Step inside the vaulted living area from the main entrance and be impressed by the custom finishes and built-in features throughout. The kitchen offers a generous dining area, updated appliances, granite countertops, and a peninsula for casual seating. A main-floor office includes built-in shelving and a desk, while a second bedroom provides flexibility for guests or family. Upstairs, the primary suite features a four-piece ensuite, a walk-in closet, and a unique "secret room" tucked beyond the closet. The loft area also offers custom built-in shelving and a desk. The partially finished basement includes a bedroom with a three-piece ensuite, a hobby room (previously used as a photography dark room), and additional space for a future family room or extra storage. Enjoy the peaceful backyard from the rear deck and start making yourself at home. Recent updates include roof vents and all exterior windows and doors in 2024, a high-efficiency furnace in late 2023, new



exterior lighting in 2023, a basement bathroom backflow valve and sump pump in 2020, and a water softener in early 2025. This one-of-a-kind home is truly a must see.

Built in 1989

Essential Information

MLS® #	A2247723
Price	\$545,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,951
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	616 Memorial Avenue
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Wood

Additional Information

Date Listed	August 13th, 2025
Days on Market	11
Zoning	R1

Listing Details

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

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.