

\$295,000 - 312 2 Street N, Vulcan

MLS® #A2077193

\$295,000

5 Bedroom, 2.00 Bathroom, 1,399 sqft
Residential on 0.13 Acres

NONE, Vulcan, Alberta

Nestled in the charming Town of Vulcan, this spacious bungalow offers comfortable living with its generous layout and convenient amenities. With a total of five bedrooms and two bathrooms, this home provides ample space for families and individuals alike. As you enter the main level, you're greeted by a cozy and inviting living room, perfect for relaxation and gatherings. Adjacent to the living room, the kitchen boasts functionality and style, offering the ideal space for culinary creations. Natural light pours into the living areas, enhancing the warm ambiance of the home. A delightful sunroom adds an extra touch of luxury, providing a serene space to bask in the sunlight and enjoy views of the outdoors. The dining room, thoughtfully positioned, is ideal for sharing meals with family and friends, creating lasting memories. The french doors off the dining room lead to the back deck. The main level is also home to three well-appointed bedrooms, each designed to provide comfort and privacy. The main bathroom, conveniently located, serves both residents and guests with modern classic finishes. Venturing into the basement, you'll discover even more living space to enjoy. Two additional bedrooms offer versatility, whether for accommodating guests or creating a private home office. The highlight of the basement is the expansive rec room with wood burning stove, offering endless possibilities for entertainment, relaxation, and hobbies. A utility room and a laundry room ensure



practicality and organization. Recent upgrades have transformed the basement with new carpeting, providing a fresh and inviting atmosphere. The entire house has been rejuvenated with new paint, creating a clean and modern aesthetic. The main level's newer windows not only enhance the visual appeal of the home but also contribute to energy efficiency and comfort. With a classic feel, this home exudes a welcoming atmosphere throughout. Stepping outside, you'll appreciate the fenced backyard that backs onto a park, offering a private and picturesque setting. Whether for outdoor play, gardening, or simply unwinding, this space is a tranquil retreat. In summary, this five-bedroom, two-bathroom bungalow in the Town of Vulcan offers a blend of comfort and style. With spacious living areas, updated features, and a scenic backyard, it presents an opportunity for a delightful living experience in a charming community.

Built in 1965

Essential Information

MLS® #	A2077193
Price	\$295,000
Sold Price	\$283,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,399
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	312 2 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	1
Parking	Off Street, Rear Drive

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dryer, Freezer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2023
Date Sold	October 18th, 2023
Days on Market	49
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	MAGNUSON REALTY LTD
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