

\$425,000 - 524 1 Street N, Vulcan

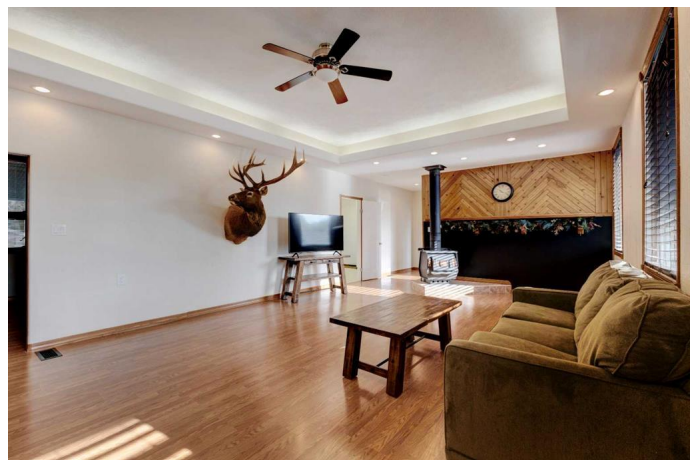
MLS® #A2085514

\$425,000

5 Bedroom, 2.00 Bathroom, 2,016 sqft
Residential on 0.27 Acres

NONE, Vulcan, Alberta

Located across the street from the Vulcan Lions outdoor swimming pool and park, this charming bungalow offers a spacious and comfortable living environment with a total of five bedrooms and two bathrooms, making it an ideal choice for families seeking ample space and convenience. With its generous 2016 square feet of living area, this home boasts both functionality and a cozy atmosphere. As you approach the front of the house, you'll be greeted by a welcoming covered front porch, perfect for enjoying the outdoors in any weather. Step inside, and you'll find yourself in a large living room featuring a wood-burning stove, which not only adds warmth but also adds a touch of rustic charm to the space. The living room serves as the heart of the home, providing a comfortable gathering spot for family and friends. There are four-bedrooms on the main level, as well as one more in the basement. The main floor of the bungalow includes a convenient laundry area, making daily chores a breeze. No need to carry loads of laundry up and down stairs – it's all right here on the main level for your convenience. The beautiful kitchen and dining area are located in the central heart of this home. For those who love spending time outdoors without the hassle of pesky insects, the screened back porch offers a peaceful retreat. This screened-in area allows you to enjoy the fresh air and beautiful fenced backyard views without worrying about bugs. Additionally, this bungalow boasts a fully



finished basement that includes a spacious workshop area for DIY enthusiasts or hobbyists. Whether you're into woodworking, crafting, or home repairs, you'll have plenty of room to pursue your interests. The basement also features a recreational room, perfect for hosting gatherings, playing games, or simply relaxing. There is a walk-up exit from the basement to the backyard. The asphalt shingles are about one year old, kitchen appliances approximately five years old, as well as some newer windows. There are two furnaces - one replaced in 2020, and two hot water tanks - one replaced in 2019 and the other in 2018. Central vac system in basement is in working order. This dwelling was originally a duplex that has been converted to a single family home. In summary, this five-bedroom, two-bathroom bungalow with 2016 square feet of living space offers a comfortable and versatile living arrangement. From the wood-burning stove in the large living room to the screened back porch and the functional basement workshop and rec room, this home has something to offer everyone in the family. Enjoy the convenience of main floor laundry and the cozy atmosphere of the covered front porch, making it a well-rounded and inviting place to call home.

Built in 1940

Essential Information

MLS® #	A2085514
Price	\$425,000
Sold Price	\$402,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,016
Acres	0.27

Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	524 1 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	4
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Partially Finished, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block, Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	November 17th, 2023
Days on Market	44
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	MAGNUSON REALTY LTD
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