

\$250,000 - 6, 717 Centre Street, Vulcan

MLS® #A2091490

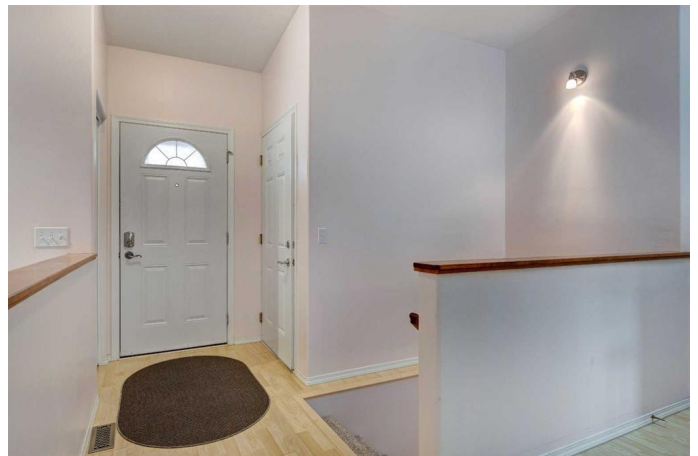
\$250,000

3 Bedroom, 3.00 Bathroom, 1,024 sqft

Residential on 0.07 Acres

NONE, Vulcan, Alberta

Located in the Town of Vulcan, the condominium area of Connemara Estates offers an ideal setting for those seeking a carefree lifestyle. Situated conveniently close to a golf course and within walking distance of downtown, it provides a perfect location for both recreation and everyday convenience. What sets this home apart is its energy-efficient Smartwall System, which not only saves you money on utility bills but also keeps your home comfortably warm in the winter and cool in the summer. Additionally, this innovative building style minimizes sound distribution, ensuring a peaceful and quiet living environment. The property features a single attached garage and a paved parking pad, adding to its practicality. What's more, there are no steps leading up to the front door, making this home highly accessible for those who prefer not to deal with stairs. Inside, you'll find a well-designed layout with two bedrooms, a 3-piece bath, a 4-piece ensuite, and a beautiful kitchen with maple cabinets, a functional island, and all the necessary appliances. The basement is partially finished and includes another bedroom, a four-piece bathroom, and a den, offering flexibility for various needs and preferences. This home combines modern convenience, energy efficiency, and accessibility, making it an excellent choice for a comfortable and hassle-free lifestyle. Quick possession is available! *The \$250 per month condo fees include lawn maintenance and snow removal,



water for lawn, insurance for the exterior of the buildings, and reserve fund.

Built in 2008

Essential Information

MLS® #	A2091490
Price	\$250,000
Sold Price	\$240,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,024
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	6, 717 Centre Street
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Skylight(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	March 18th, 2024
Days on Market	136
Zoning	Residential - R-1
HOA Fees	0.00

Listing Details

Listing Office	MAGNUSON REALTY LTD
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