

\$160,000 - 414 2 Avenue S, Vulcan

MLS® #A2104353

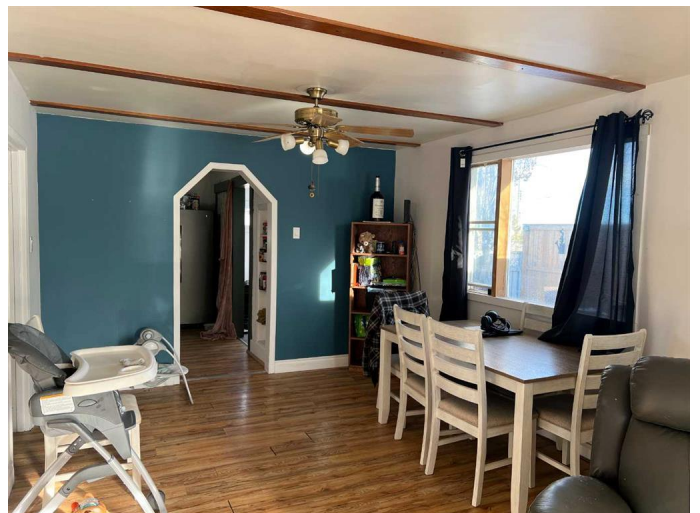
\$160,000

2 Bedroom, 1.00 Bathroom, 1,007 sqft
Residential on 0.14 Acres

NONE, Vulcan, Alberta

Introducing an exceptional opportunity to own a charming 1,007 square foot bungalow, nestled in the heart of the peaceful town of Vulcan. This residence, built around 1950, is priced at an attractive \$160,000, and offers incredible affordability for its size and condition. The two large bedrooms provide ample space for relaxation, and the generous living and dining room areas create an open and welcoming atmosphere. The well-designed layout seamlessly connects these spaces, making it perfect for both daily living and entertaining. One of the features of this home is the spacious laundry and storage room, providing practicality and convenience. The utility area is accessible through the trap door in the laundry/storage area. Whether you are a first-time homebuyer or downsizing, this functional space adds to the overall appeal and efficiency of the property. As you step outside, you'll discover the expansive private fenced lot that this property sits on. The large storage shed offers additional space for belongings, while mature trees create a picturesque backdrop for the outdoor areas. For pet lovers, a dedicated dog run enhances the property's pet-friendly appeal. The inclusion of a back lane adds an extra layer of accessibility and convenience.

Situated in the safe and quiet town of Vulcan, this home is within walking distance to local stores, parks, schools, and post office, making it an ideal location for families or those who appreciate a close-knit community. The



property exudes a sense of tranquility, allowing residents to enjoy a peaceful lifestyle in a welcoming environment. Don't miss the chance to make this affordable, and charming home yours. With its classic design, and desirable location, it represents a rare opportunity in the real estate market.

Built in 1950

Essential Information

MLS® #	A2104353
Price	\$160,000
Sold Price	\$155,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,007
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	414 2 Avenue S
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Combination, Poured Concrete

Additional Information

Date Listed	January 27th, 2024
Date Sold	February 27th, 2024
Days on Market	29
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Magnuson Realty Ltd
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