

\$314,900 - 422 1 Street N, Vulcan

MLS® #A2108575

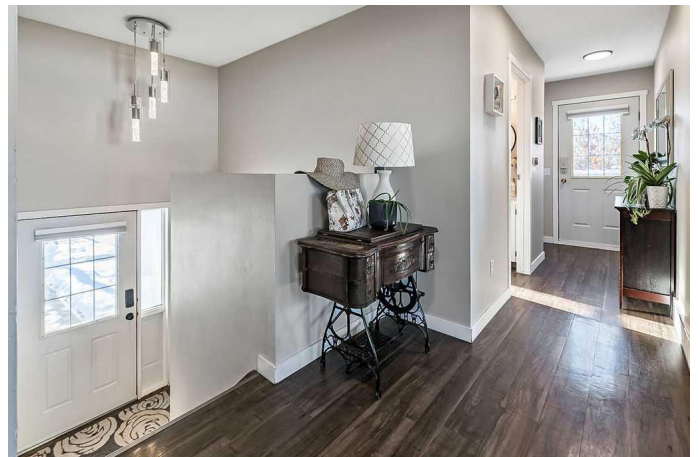
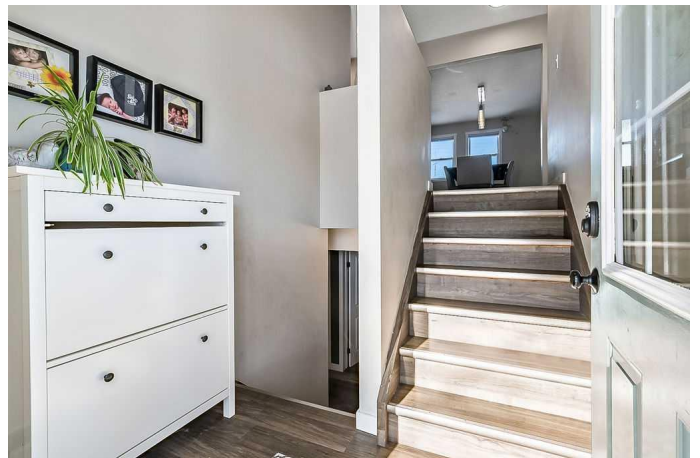
\$314,900

4 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.13 Acres

NONE, Vulcan, Alberta

Come and see for yourself what this turnkey four bedroom, 2 bathroom home has to offer! With almost 2,000 square feet of developed living space located on a sizeable lot with a large shop AND RV parking, that could easily accommodate an oversized garage and STILL leave plenty of kid-friendly yard-space, it has lots to shout about! Conveniently located within easy walking distance of town amenities, schools, the pool and more, it's perfectly positioned for a growing or blended family or, with a front, side and rear entrance, would lend itself well to those looking to rent out a floor. The warm and inviting main floor features a spacious open-plan living / dining / kitchen area that's flooded with natural light, but don't worry about being too hot in summer - it has a/c! French doors lead out to the deck overlooking the large yard so you can easily bring the outdoors inside during the warmer months - the deck is the perfect spot for a barbecue! With a breakfast bar, pantry and plenty of cabinet and counter space the kitchen won't be overwhelmed when cooking for family get-togethers and the adjoining dining space will comfortably contain a large enough dining table to seat them all. The living room features an electric fireplace to cosy up around in the winter months and is spacious enough to accommodate enough seating for everyone without feeling cramped. The main floor is completed with the primary bedroom (with his & hers closets) that's easily accommodates a king-bed and much



more - even if you choose to portion off some space as a craft/sewing/reading area - a family bathroom / laundry room and plenty of storage. Head downstairs to the lower level to find three further bedrooms alongside a large family room, another 4-pc bathroom and even more storage! All of this is perfectly positioned mid way between Calgary and Lethbridge (1-hr to each), - Vulcan is a well-kept secret no more! With a golf course, grocery stores & small stores, walking paths, parks, a pool, schools, a hospital and a bustling tourist season, people are fast discovering what this town has to offer! Don't delay! Come see for yourself before someone else snaps this up for their own perfect family home!!

Built in 1999

Essential Information

MLS® #	A2108575
Price	\$314,900
Sold Price	\$300,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	422 1 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta

Postal Code T0L 2B0

Amenities

Parking Spaces 3
Parking Off Street, RV Access/Parking

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Open Floorplan
Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Decorative, Electric, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Storage
Lot Description Back Lane, Back Yard
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Wood

Additional Information

Date Listed February 17th, 2024
Date Sold March 8th, 2024
Days on Market 20
Zoning R-1
HOA Fees 0.00

Listing Details

Listing Office Keyhole Real Estate

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