

\$359,900 - 638 1 Street S, Vulcan

MLS® #A2124655

\$359,900

5 Bedroom, 2.00 Bathroom, 1,167 sqft
Residential on 0.20 Acres

NONE, Vulcan, Alberta

Welcome to this charming bungalow nestled in a prime location close to schools, walking paths, and various recreational facilities. Boasting 1,167 square feet of comfortable living space, this home offers both convenience and modern upgrades. Step inside to discover a fully renovated kitchen, living room, and dining room completed in 2012, providing a stylish and functional space for everyday living and entertaining. There are three-bedrooms on the main level and one in the basement. The second "bedroom" noted in the measurements, does not have a window, so it could be a large office area, den, crafts room, etc. The north side windows on the main level were also replaced in 2012, enhancing energy efficiency and aesthetics. Updates continue with the replacement of asphalt shingles, vents, and fascia in 2014, ensuring the integrity and longevity of the roof structure. In 2019, the back yard was enhanced with a six-foot-high back fence featuring a spacious fourteen-foot gate, perfect for convenient in-yard RV parking. Enjoy peace of mind with recent improvements including the replacement of the front sidewalk, end of driveway concrete, and paved street, along with deep services all completed in 2020. These upgrades contribute to the overall curb appeal and functionality of the property. Stay comfortable year-round with a newer 95% efficient single-stage furnace, air conditioner, and efficient water heater, ensuring optimal climate control and energy



savings. Additionally, a full duct cleaning in 2023 further enhances indoor air quality and system efficiency. Entertainment enthusiasts will appreciate the option to negotiate the inclusion of home theatre room furnishings and electronics, offering the perfect space for movie nights and gatherings. Make sure to note the "RED CARPET" leading to the theatre room! Conveniently situated on the property is a detached heated double car garage, built in 2003, providing ample space for vehicle storage and workshop activities. There is also a carport with a large deck on top, which provides a great space for entertaining! Don't miss out on the opportunity to make this well-maintained and updated bungalow your new home. Schedule a viewing today and experience the perfect blend of comfort, convenience, and modern living.

Built in 1962

Essential Information

MLS® #	A2124655
Price	\$359,900
Sold Price	\$350,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	0.20
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	638 1 Street S
Subdivision	NONE

City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	4
Parking	Attached Carport, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 30th, 2024
Days on Market	10
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	Magnuson Realty Ltd
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