

\$170,000 - 217 1 Avenue N, Vulcan

MLS® #A2158469

\$170,000

2 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.13 Acres

NONE, Vulcan, Alberta

Two-bedroom, two-bathroom, bungalow located on a corner lot, which is zoned industrial. The house has recently been painted, and has a high efficient furnace. There is a large kitchen/eating area, as well as main floor laundry. The primary bedroom has a full ensuite bathroom. The second bedroom has patio doors and another outside door. The back yard is fenced. There is a 24'x24' detached heated garage. The property is zoned industrial, with a residential dwelling, which is a non-conforming. According to the Town of Vulcan, the non-confirming may continue to be used, but the building may not be enlarged, added, to, rebuilt, or structurally altered except: a) to make it a conforming building, b) for routine maintenance of the building, if the development authority considers it necessary, or 3) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

Built in 1935

Essential Information

MLS® #	A2158469
Price	\$170,000
Sold Price	\$157,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,144
Acres	0.13
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	217 1 Avenue N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Sump Pump(s)
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Combination

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 19th, 2024

Days on Market	2
Zoning	Industrial
HOA Fees	0.00

Listing Details

Listing Office	Magnuson Realty Ltd
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