

\$599,900 - 2105 1 Avenue S, Vulcan

MLS® #A2160498

\$599,900

3 Bedroom, 2.00 Bathroom, 1,704 sqft

Residential on 1.17 Acres

NONE, Vulcan, Alberta

2105 1st Ave. S. in Vulcan offers acreage living close to town life. This well-maintained 3-bedroom, 2-bathroom bungalow, built in 2012, boasts 1,700+ sq/ft of living space and features an amazing yard with multiple trees, including plum, apple, sour cherry, and raspberry canes, as well as Saskatoon bushes. The highlight of the property is the back patio area with a large freshly painted deck & gazebo, where you'll want to spend your summer days enjoying the outdoors. The main floor living room features a large window overlooking your beautiful front yard, and the gas fireplace is adorned with stone up to the ceiling. The kitchen boasts custom maple cabinets, black appliances, ample storage, and a window that looks out onto your backyard. It is also connected to the back entrance/laundry room, which continues with the same custom cabinets, providing plenty of storage and a built-in bench area. Additionally, there is a second living space on the main floor that could serve multiple purposes. There is a 36'x 26' garage equipped with a new gas heater, upgraded insulation, a pit for collecting water, a lift, and the option for in-floor heating in the future. It also has running water and RV hookups on the side. Additionally, there is a large maintenance shed for extra storage. This home has under gone some updates, including a new furnace, hot water tank, and air conditioning system. The interior has been completely painted, with new baseboards and carpets in all bedrooms. The



bathrooms have been updated with new toilets, backsplashes, and mirrors. Other improvements include new window blinds and drapes, painted sheds, front deck railings, replaced east-facing windows, and rear deck paint and railings. There is a fully concrete 4-foot crawl space for added storage. The property is connected to town water and has a septic tank and field. This 1.17-acre yard is very private, thanks to its mature trees and garden, and if you're looking for morning sun, the front patio is the perfect spot! If small-town living in Vulcan, Alberta, with all the amenitiesâ€”including a hospitalâ€”interests you, give your favorite REALTORÂ® a call!

Built in 2011

Essential Information

MLS® #	A2160498
Price	\$599,900
Sold Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,704
Acres	1.17
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	2105 1 Avenue S
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	6
Parking	Heated Garage, Insulated, Oversized, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Crawl Space, Full

Exterior

Exterior Features	Garden, Storage
Lot Description	Fruit Trees/Shrub(s), Gazebo, Front Yard, Garden, Landscaped, Level, Many Trees, Open Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 25th, 2024
Days on Market	26
Zoning	R-3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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