

\$510,000 - 627 2 Avenue S, Vulcan

MLS® #A2176574

\$510,000

4 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.18 Acres

NONE, Vulcan, Alberta

This beautifully maintained, four-bedroom, 2.5-bathroom bungalow in the Town of Vulcan offers a spacious and modern living environment with an array of impressive features. Located near parks and recreational facilities, this home is ideal for families or anyone who values convenience and comfort.

Inside, the home boasts a stylish open floor plan with a large foyer leading into a bright and airy kitchen, dining, and living area. The kitchen is equipped with granite countertops, a coffee bar, and plenty of space for cooking and entertaining. Two natural gas fireplaces add warmth and ambiance to the living spaces. A large primary bedroom includes a walk-in closet and a luxurious four-piece ensuite bathroom. An office area near the entryway and a two-piece bathroom on the main level add extra convenience.

The main level flooring includes a tasteful combination of cork, ceramic tile, and carpet, enhancing both durability and aesthetics. The home has seen numerous upgrades over the past five years, including a roof replacement less than two years ago, a new hot water tank installed last year, and fresh interior paint throughout most of the home. The owners, the original occupants, have maintained the home with great care. Pride of ownership is evident throughout this home. The fully developed basement offers three additional bedrooms, a three-piece bathroom, a large recreation room, a utility and laundry room, and ample storage



space. Outside, the backyard is fully fenced and features a deck off the dining room, perfect for outdoor gatherings. A gazebo and a garden shed, both included in the sale, provide extra outdoor storage and relaxation options. The attached double-car garage includes an unhooked radiant heater (not included in the sale), while an armoire in the primary bedroom is negotiable. This home combines comfort, style, and recent upgrades to offer a well-rounded living experience in a friendly neighbourhood close to local amenities.

Built in 2000

Essential Information

MLS® #	A2176574
Price	\$510,000
Sold Price	\$505,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.18
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	627 2 Avenue S
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s), French Door, Granite Counters
Appliances	Central Air Conditioner, Microwave Hood Fan, Refrigerator, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 7th, 2024
Days on Market	7
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Magnuson Realty Ltd
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