

\$240,000 - 131 2 Avenue N, Vulcan

MLS® #A2196137

\$240,000

4 Bedroom, 2.00 Bathroom, 1,539 sqft

Residential on 0.20 Acres

NONE, Vulcan, Alberta

Welcome to this inviting 1.5-story home, built in 1946 and full of character, perfectly situated on a large corner lot in the Town of Vulcan. Offering four bedrooms and one and a half bathrooms, this home provides plenty of space for family living and entertaining. The main level features a bright and open living area, complemented by a functional kitchen and dining space. A cozy sun porch at the back of the house is the perfect spot to relax and enjoy views of the yard year-round. The fenced backyard offers a safe space for kids and pets, along with a dedicated garden area—ideal for growing your favorite flowers or vegetables. An attached double-car garage adds convenience with direct access to the home. Located just a short distance from parks and downtown shopping, this home combines convenience with small-town charm. The property is zoned industrial, allowing the house to remain residential, but no exterior additions are permitted—offering a unique opportunity for those seeking a residential property with flexible zoning. Don't miss your chance to own this versatile home with tons of potential!

Built in 1946

Essential Information

MLS® # A2196137

Price \$240,000

Bedrooms 4



| | |
|----------------|-------------------|
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,539 |
| Acres | 0.20 |
| Year Built | 1946 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 131 2 Avenue N |
| Subdivision | NONE |
| City | Vulcan |
| County | Vulcan County |
| Province | Alberta |
| Postal Code | T0L 2B0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dryer, Refrigerator, Stove(s), Washer |
| Heating | Natural Gas, Gravity |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, Partial |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden |
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 20th, 2025 |
| Days on Market | 73 |
| Zoning | Industrial I-1 |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Magnuson Realty Ltd |
|----------------|---------------------|

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