

# \$190,000 - 303 2 Street N, Vulcan

MLS® #A2217839

**\$190,000**

1 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.13 Acres

NONE, Vulcan, Alberta

Located just two blocks from downtown and one block from a park, this cozy one-bedroom, one-bathroom bungalow offers great potential for first-time buyers, investors, or anyone looking to simplify. Believed to have been built in the 1940s, the home features a practical layout with laminate and linoleum flooring, and essential appliances includedâ€”refrigerator, stove, and dryerâ€”as well as a washer and hood fan (included in â€œas isâ€• condition). The basement, accessed via a trap door in the kitchen, is a combination dirt and concrete space, suitable for utility use. One of the standout features of this property is the over 30' x 30' metal shop/garage, ideal for storage or future development (note: currently no electrical service to the shop). The yard is fully fenced and the generous corner lot provides ample outdoor space and great access. This property offers an affordable opportunity for those ready to roll up their sleeves and add some personal touches.

Built in 1944

## Essential Information

MLS® #	A2217839
Price	\$190,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	704



Acres	0.13
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	303 2 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Combination

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	5

Zoning R1

## Listing Details

Listing Office Magnuson Realty Ltd

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