

# \$240,000 - 131 2 Avenue, 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
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, Washer, Stove(s)
Heating	Natural Gas, Gravity
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

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

**Additional Information**

Date Listed	February 20th, 2025
Days on Market	59
Zoning	Industrial I-1

**Listing Details**

Listing Office	Magnuson Realty Ltd
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