

\$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 | 7 |

Zoning R1

Listing Details

Listing Office Magnuson Realty Ltd

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