



GRASSROOTS
REALTY GROUP

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408 2 Street S
Vulcan, Alberta

MLS # A2254898



\$294,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Garage Faces Front, Rear Drive, RV Access/Parking, Single Gar		
Lot Size:	0.20 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Open Floorplan, Separate Entrance, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

This well-built, character-filled bungalow offers the perfect blend of classic charm and modern updates. The bright, upgraded kitchen features granite countertops, new cabinets, and many newer windows that fill the home with natural light. Stylish newer fixtures are found throughout. With two full 4-piece bathrooms—one on each level—this home is as functional as it is inviting. The fully finished basement includes a large bedroom, kitchenette, private entry, and its own bathroom, making it ideal for guests, extended family, or rental income. Outside, enjoy a beautiful yard with mature fruit trees, storage sheds, and a single detached garage. There’s plenty of parking both in front and at the back of the property. A rare find that combines space, versatility, and timeless appeal—ready for you to move in and make it your own.