



GRASSROOTS
REALTY GROUP

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223 2 Street N
Vulcan, Alberta

MLS # A2255534



\$210,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,138 sq.ft.	Age:	1935 (90 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: N/A

This cute 1.5 storey home is ready for a new owner's touch! Situated on a large lot, you'll love the ample backyard space, fenced for privacy, along with a detached single-car garage and an extra parking pad—perfect for your RV or additional vehicles. Inside, the main level features an open-concept living and dining area, a functional kitchen, a full bathroom, and the primary bedroom. The cozy woodstove will keep you warm during chilly Alberta winters. Upstairs, you'll find two additional bedrooms that share a convenient hallway closet. The basement offers laundry and utility areas with plenty of storage potential. Located within walking distance to schools, parks, and shopping, this property combines small-town charm with everyday convenience.