



GRASSROOTS
REALTY GROUP

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**131 2 Avenue N
Vulcan, Alberta**

MLS # A2263457



\$250,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,624 sq.ft.	Age:	1946 (79 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Gravity, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Industrial I-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Freshly Painted Character Home on a Corner Lot in Vulcan! Welcome to this charming 1.5-story home, freshly painted inside and full of character! Built in 1946, it sits on a large corner lot in the heart of Vulcan, offering four bedrooms and one-and-a-half bathrooms—plenty of room for family living or guests. The bright, open main floor features a comfortable living area, a functional kitchen with dining space, and a cozy sun porch overlooking the backyard—perfect for relaxing year-round. Enjoy a fully fenced yard that’s great for kids and pets, plus a garden area ready for your favorite flowers or vegetables. An attached double garage provides convenient parking and direct access to the home. You’ll love being just minutes from parks, schools, and downtown shopping—everything you need is close by! Zoned industrial, this property allows continued residential use but restricts exterior additions—offering unique flexibility and value for the right buyer. Don’t miss this move-in-ready, freshly updated home full of small-town charm and endless potential!