



**GRASSROOTS**  
REALTY GROUP

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**223 2 Street N**  
**Vulcan, Alberta**

**MLS # A2275505**



**\$210,000**

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

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

**Inclusions:** N/A

This charming 1.5-storey home is ready to welcome its next owner! Set on a large, fully fenced lot, the property offers a generous backyard with plenty of room to relax, garden, or let the dog achieve maximum zoomies. A detached single-car garage with a newer garage door plus an extra parking pad provides space for your RV or additional vehicles—because you can never have too much parking. Inside, the main level features an open-concept living and dining area, a functional kitchen, a full bathroom, and a comfortable primary bedroom. Much of the flooring has been updated within the past five years, and the interior has been freshly painted in recent years, creating a bright and welcoming feel. A cozy woodstove adds warmth and character—perfect for those classic Alberta winters. Upstairs, you’ll find two additional bedrooms with a convenient hallway closet, while the basement offers laundry, utility space, and plenty of storage potential. Additional updates include asphalt shingles that are less than 10 years old. Ideally located within walking distance to schools, parks, and shopping, this home offers small-town comfort with everyday convenience. A solid home with great potential—ready for its next chapter in the Town of Vulcan.