

# \$250,000 - 131 2 Avenue N, Vulcan

MLS® #A2263457

## \$250,000

4 Bedroom, 2.00 Bathroom, 1,624 sqft

Residential on 0.20 Acres

NONE, Vulcan, Alberta

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!

Built in 1946

## Essential Information

MLS® #

A2263457



|                |                   |
|----------------|-------------------|
| Price          | \$250,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,624             |
| Acres          | 0.20              |
| Year Built     | 1946              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 131 2 Avenue N |
| Subdivision | NONE           |
| City        | Vulcan         |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L2B0         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Ceiling Fan(s)                       |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Natural Gas, Gravity                 |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Partial, Unfinished                  |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                          |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |

|              |                              |
|--------------|------------------------------|
| Construction | Composite Siding, Wood Frame |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 29                |
| Zoning         | Industrial I-1    |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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