

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

MLS® #A2263457

**\$250,000**

4 Bedroom, 2.00 Bathroom, 1,624 sqft

Single Family on 0.20 Acres

N/A, 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! (id:6289)

Built in 1946

## Essential Information

Listing # A2263457

Price \$250,000



Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,624
Acres	0.20
Year Built	1946
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	131 2 Avenue N
Subdivision	N/A
City	Vulcan
Province	Alberta
Postal Code	T0L2B0

### Amenities

Amenities	Playground, Shopping
Features	Back lane
Parking Spaces	4
Parking	Attached Garage, Other, Parking Pad
# of Garages	2

### Interior

Appliances	Refrigerator, Stove, Washer & Dryer
Heating	Natural gas Gravity Heat System
Cooling	None
# of Stories	2

### Exterior

Exterior	Composite Siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage METRO
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Listing information last updated on October 14th, 2025 at 9:03pm PDT