

# \$240,000 - 131 2 Avenue, Vulcan

MLS® #A2196137

## \$240,000

4 Bedroom, 2.00 Bathroom, 1,539 sqft  
Residential on 0.20 Acres

NONE, Vulcan, Alberta

Welcome to this inviting 1.5-story home, built in 1946 and full of character, perfectly situated on a large corner lot in the Town of Vulcan. Offering four bedrooms and one and a half bathrooms, this home provides plenty of space for family living and entertaining. The main level features a bright and open living area, complemented by a functional kitchen and dining space. A cozy sun porch at the back of the house is the perfect spot to relax and enjoy views of the yard year-round. The fenced backyard offers a safe space for kids and pets, along with a dedicated garden area—ideal for growing your favorite flowers or vegetables. An attached double-car garage adds convenience with direct access to the home. Located just a short distance from parks and downtown shopping, this home combines convenience with small-town charm. The property is zoned industrial, allowing the house to remain residential, but no exterior additions are permitted—offering a unique opportunity for those seeking a residential property with flexible zoning. Don't miss your chance to own this versatile home with tons of potential!

Built in 1946

## Essential Information

MLS® #	A2196137
Price	\$240,000
Bedrooms	4



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,539
Acres	0.20
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	131 2 Avenue
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
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 February 20th, 2025  
Days on Market 42  
Zoning Industrial I-1

## **Listing Details**

Listing Office Magnuson Realty Ltd

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.