

# \$215,000 - 222 2 Street S, Vulcan

MLS® #A2231703

**\$215,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.10 Acres

NONE, Vulcan, Alberta

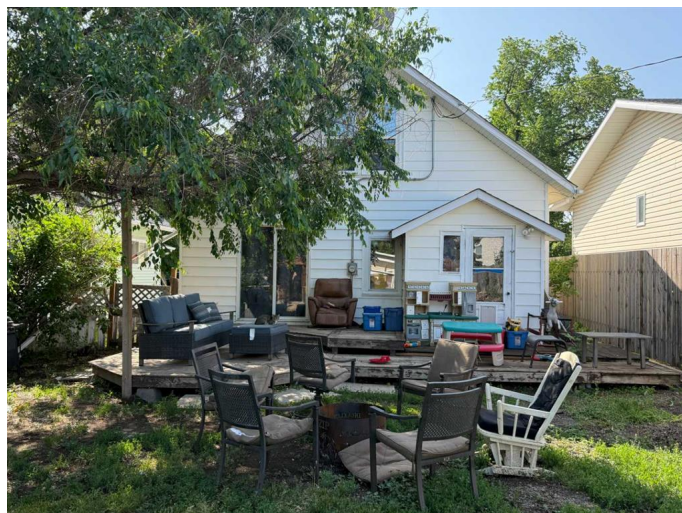
Welcome to this charming 1.5-storey home located in the heart of Vulcan—just a short walk to schools, downtown shopping, and the post office. This three-bedroom, one-and-a-half bathroom home blends character with thoughtful updates, making it a great opportunity for first-time buyers or those looking to downsize. The main level features a spacious living room with patio doors leading to the back deck, a bright dining room, and the primary bedroom with a convenient 2-piece ensuite. A bonus back room offers extra space for storage or pantry use. Upstairs, you'll find two additional bedrooms and a full bathroom. The basement is partially developed and includes a laundry area, utility space, and more room for storage. Outside, enjoy a fenced backyard complete with a metal garden shed and a second insulated shed—perfect for movie nights, reading nooks, or creative space. Recent updates include asphalt shingles (2021), hot water tank (2022), and an estimated furnace replacement around 2010. Off-street parking is available from the front of the property for added convenience. Don't miss this well-located and affordable home in a friendly community!

Built in 1935

## Essential Information

MLS® #                   A2231703

Price                     \$215,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.10
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	222 2 Street S
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

### Amenities

Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	22
Zoning	R-1

## **Listing Details**

Listing Office	Magnuson Realty Ltd
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