



**104 7 Avenue N  
Vulcan, Alberta**

**MLS # A2299542**



**\$309,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Block, Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Garden shed, newer furnace not hooked up, central vac not hooked up, flooring in garage and on pallets

Situated on a generous 75' x 132' corner lot in the Town of Vulcan, this four-level split offers excellent potential in a highly desirable location. Just one block from the Vulcan Golf Course clubhouse, two blocks from the seasonal outdoor swimming pool, and within walking distance to both the elementary and high school, this property combines convenience with space. The main level features an inviting entry leading into the dining area, kitchen, and two bedrooms. The upper level offers a bright living room with large windows, a primary bedroom with walk-in closet and roughed-in two-piece ensuite, a full bathroom, and convenient laundry with stacking washer and dryer. The lower level is partially developed with a family room (hot tub included in as-is condition), a four-piece bathroom, and additional den/storage space. The basement houses the utility area and features a combination of dirt and cinderblock construction. Exterior features include a stucco finish and durable metal roof. Parking and workspace are a standout with a 24' x 26' carport adjoining a 24' x 24' heated shop/garage complete with 220 amp electrical service—ideal for hobbyists or projects. Recent updates include a hot water tank (2023). An additional furnace is included but has not been installed. Central vacuum system is present but not currently operational. Extra flooring materials in the garage and yard are included. This property is being sold "as is, where is" as the seller has not resided in the home.