



**209 1 Street N
Vulcan, Alberta**

MLS # A2305991



\$164,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	672 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Brick
Foundation:	Combination
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	C-1
Utilities:	-

Inclusions: 2 garden sheds, Hot tub that is not hooked up or used and is sold in "as is" condition

Unique opportunity in the Town of Vulcan! This well-maintained and extensively updated home is situated on a commercially zoned lot, offering flexibility for buyers looking to combine residential living, revenue potential, and future development possibilities. Inside, the home has undergone significant renovations in recent years, blending modern updates with the character and charm of an older home. The kitchen is equipped with newer appliances, including refrigerator, stove, and dishwasher, along with a stacking washer and dryer. Additional updates include shingles replaced in 2023 and two windows updated in the same year. The property also features a fenced backyard, adding privacy and functionality for everyday living. A hot tub is included in the sale (never connected and sold in "as is" condition). With its layout and updates, this home offers comfortable owner-occupied living. The sellers have indicated that furniture, dishes, and other non-personal items are negotiable, creating the possibility of a turn-key investment or move-in-ready option. Whether you're looking for a place to call home, an income-generating property, or a site with future commercial upside, this is a versatile opportunity worth exploring.