



GRASSROOTS
REALTY GROUP

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2, 717 Centre Street
Vulcan, Alberta

MLS # A2307770



\$279,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,024 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Refrigerator in basement, two bookshelves in family room in basement

Looking for a low-maintenance lifestyle without giving up comfort or space? This move-in-ready two-bedroom, two-and-a-half-bath condo in the Town of Vulcan may be just what you've been waiting for. Located only a block from the clubhouse at the Vulcan Golf Course, this home offers convenient living in a great location. The bright and welcoming main level features a spacious living room, dining area, and kitchen complete with a corner pantry and quartz countertops installed in October 2024. Main floor laundry adds everyday convenience, while the primary bedroom includes a full ensuite bathroom. A second bedroom and two-piece guest bathroom complete the main level. The owners have also upgraded the patio doors for improved comfort and energy efficiency. The fully developed basement provides excellent additional living space with a large wrap-around family room, recreation area, storage space, utility room, and a three-piece bathroom featuring newly updated flooring. The recreation room is large enough that part of the space has been used as a guest bedroom for visiting family and friends. Built with energy efficiency in mind, this middle-unit condo benefits from lower utility costs. The electrical panel is conveniently located on the main floor, minimizing trips downstairs unless you want to enjoy the extra living space. Recent improvements include asphalt shingles replaced in 2024, appliances updated in 2023, additional attic insulation (16”), several updated light fixtures, and a high-efficiency furnace, central air conditioning, and hot water tank installed within the past few years. The property also includes an attached single-car garage and a central vacuum system (unused by the current owners). Enjoy the benefits of small-town living with nearby shopping, walking paths, community events, a seasonal outdoor swimming pool,

hospital services, and of course Vulcan's famous spaceship landmark. Condo living means no snow shoveling or lawn mowing—leaving you with more time to enjoy life instead of maintaining it.