



**419 2 Street N
Vulcan, Alberta**

MLS # A2309970



\$409,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Garden shed

This well-maintained bungalow, built in 1961, is situated on a spacious 75' x 115' lot with a beautifully landscaped and fenced backyard. If you enjoy gardening or simply relaxing outdoors, you'll appreciate the mature perennial flowers, raspberry bushes, apple trees, and garden shed that help make this property feel like home. The main level features a distinctive sunken living room, adding character and separation to the living space. The kitchen is centrally located and the renovated three-piece bathroom was updated in 2025. There are currently two bedrooms on the main level, with a third room that has been converted into a convenient laundry room but could potentially be changed back into a bedroom if desired. Numerous important updates have already been completed, including all main floor windows replaced within the last four years, hot water tank replaced in 2016, furnace replaced approximately seven years ago, and asphalt shingles on the house replaced within the last 10 years. The shingles on the double section of the garage were replaced last year. The basement offers additional living space with a large family room, craft room, utility room, and another three-piece bathroom located in the area that was formerly used as the original laundry room. Outside, the property offers plenty of parking and workspace options with a single attached garage featuring radiant heat (heater has not been used for several years), along with a later-added double garage section. This property offers a great combination of functional living space, updated mechanical components, and an attractive yard setting in a mature neighborhood.