



**415 Centre Street  
Vulcan, Alberta**

**MLS # A2324669**



**\$345,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	1943 (83 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** Garden Shed, cabinets in basement

Offering an impressive 1,357 sq. ft. on the main level, this bungalow combines generous living spaces, practical updates, and a location that puts downtown shopping, restaurants, and local amenities within easy walking distance. The bright and inviting living room features a large picture window that fills the space with natural light. The kitchen offers ample cabinetry and workspace, making it well suited for everyday living and family gatherings. The home currently features three bedrooms and two bathrooms, providing comfortable accommodation for families, retirees, or anyone seeking the convenience of single-level living. Recent improvements over the years include a metal roof, vinyl siding, fenced yard, updated appliances, washer and dryer. A welcoming front porch/patio enhances the home's curb appeal and provides a pleasant place to relax outdoors. The mature backyard is nicely landscaped and features a covered deck, storage shed, and plenty of space to enjoy the outdoors. Completing the property is a double detached garage offering secure parking and additional storage, including a NEMA 14-50R receptacle for electric vehicle charging. If you're looking for a spacious bungalow with numerous updates, a double garage, and a central location close to everyday conveniences, this property deserves a closer look.