



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

208 2 Street S
Vulcan, Alberta

MLS # A2331830



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,355 sq.ft.	Age:	1910 (116 yrs old)
Beds:	7	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

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

Inclusions: 4 Refridgerators, 3 stoves

Character, space, and endless possibilities await in this unique 1910 home. Offering an abundance of living space and flexible rooms to suit a variety of needs, this property is ideal for a growing family, those working from home, or buyers looking for room to pursue hobbies or accommodate extended family—all while remaining zoned for single-family residential use. The main floor features a large living room, spacious kitchen with adjoining dining area, convenient main floor laundry, the primary bedroom, an additional bedroom, two versatile den or office spaces, and a bathroom with a large walk-in shower. Upstairs you'll find three more bedrooms, a three-piece bathroom, and a kitchenette that was added within the past few years. The basement offers two additional bedrooms, another three-piece bathroom, a living area, and a second recently added kitchenette, creating even more flexible living space for family members or guests. The home is heated by two furnaces, and many of the upper-level windows, along with the kitchen window, have been replaced in recent years. Outside, you'll appreciate the detached double garage, fenced backyard with mature trees, and an excellent location within walking distance of both the elementary and high schools, downtown shopping, and the post office. If you've been searching for a home with generous living space, character, and the opportunity to make it your own, this property is well worth a look. Property is being sold "as is, where is."