



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

527 2 Street N
Vulcan, Alberta

MLS # A2336771



\$369,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,945 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

Inclusions: Dishwasher in "as is" condition, garden shed

Welcome to this spacious four-level split located in an established Vulcan neighbourhood, conveniently situated near the Vulcan Golf Course, Vulcan Lions Community Pool, parks, and other recreational amenities. The main level features a comfortable living room, kitchen and dining area, along with a convenient laundry room with 2-piece bathroom. A back entrance provides access to the fenced backyard and oversized single detached garage. Upstairs, you'll find three bedrooms, including the primary bedroom with its own 3-piece ensuite, as well as a full bathroom. The lower level offers additional living space with a family room featuring a wood-burning fireplace (which has not been used in many years), a den, and another 2-piece bathroom. The basement is partially finished and includes a bedroom, recreation room, utility room, and two storage rooms, providing additional space and plenty of storage options. Outside, the fenced backyard offers room to enjoy the outdoors and includes an apple tree, while the oversized single detached garage provides additional parking and storage space. With four bedrooms, multiple living areas, generous storage, and a flexible four-level layout, this home offers plenty of room and potential for its next owner. This property is an estate sale and is being sold in "as is, where is" condition.