



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

522 1 Street S
Vulcan, Alberta

MLS # A2342536



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,451 sq.ft.	Age:	1920 (106 yrs old)
Beds:	7	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, French Door, Pantry		

Inclusions: TV projector and screen in family room, shelving and workbench in garage

Step into a piece of Vulcan history! This distinctive 1 $\frac{1}{2}$ -storey home, estimated to have been built circa 1920, has been acknowledged by the Town of Vulcan as a Heritage Home and features a heritage plaque recognizing its local history. Offering plenty of character, generous living space and a fantastic oversized garage/shop, the home is situated on two large lots totalling approximately 115' x 100'. Located just blocks from schools, parks, walking paths, the seasonal outdoor public swimming pool and other recreational facilities, this property combines a central location with an impressive amount of outdoor space. An enclosed south-facing front porch welcomes you into the home. The main level features a living room with natural gas fireplace, kitchen with adjoining butler's pantry, two dining rooms, two bedrooms and the main bathroom. Upstairs are three additional bedrooms. Due to RMS measurement requirements and the sloped ceilings on the upper level, room measurements reflect only areas with ceiling heights of six feet or greater and do not represent the total usable floor area. The basement adds even more living space with a family room, bedroom with a 4-piece ensuite featuring a two-person jetted tub, den, cold storage room and utility room. The projector TV and screen in the family room are included. Outside, the fenced backyard features large mature trees, two garden sheds and rear gated access providing an option for RV parking. The home also features a metal roof, installed prior to 2007. A major highlight is the insulated oversized double detached garage/shop, measuring approximately 30' x 30'. It features 12-foot-high overhead doors, 220 electrical service, plumbing for in-floor heat and a loft area providing additional storage. With its locally recognized heritage character, generous living space, two-lot setting, mature yard and

impressive garage/shop, this is a distinctive Vulcan property with plenty of room both inside and out.