

2, 717 Centre Street  
Vulcan, Alberta

MLS # A2266570



# \$299,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,024 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** refrigerator in basement, two bookcases at family room in basement

Don't have the time or energy to shovel snow or mow the lawn? Then this might be the perfect place for you! This move-in-ready two-bedroom, two-and-a-half-bath condo is located in the Town of Vulcan—just one block from the clubhouse at the Vulcan Golf Course. The main level features a bright living room, kitchen with corner pantry and newly installed quartz countertops (October 2024), dining area, and a convenient main floor laundry. You'll also find the primary bedroom with a full ensuite, a second bedroom, and a two-piece bath. The owners have recently installed new high-efficiency patio doors, adding even more comfort and energy savings. The fully developed basement offers plenty of extra living space, including a wrap-around family room, recreation room, storage area, utility room, and a three-piece bathroom. The rec room is spacious enough that the current owners have used part of it as a guest bedroom—perfect for visiting friends or family. Energy efficiency was a priority in this build, and as a middle unit, you'll benefit from even lower utility costs. The electrical panel is conveniently located on the main level, so you rarely need to head downstairs unless you want to. Recent updates include new asphalt shingles (2024), appliances (2023), added attic insulation (16"), several updated light fixtures, and a high-efficiency furnace, central air conditioning, and hot water tank—all installed within the past two to three years. There is also a central vacuum system (unused by the current owners) and an attached single-car garage. Please note: There is Poly-B piping present in the property. The list price has been adjusted accordingly to reflect this. Enjoy everything the Town of Vulcan has to offer—hospital, 18-hole golf course, seasonal outdoor pool, walking paths, shopping, community activities, and of

course&hellip; our iconic spaceship!