

**408 2 Street S
Vulcan, Alberta**

MLS # A2280330



\$279,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Garage Faces Front, Rear Drive, RV Access/Parking, Single Gar		
Lot Size:	0.20 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Granite Counters, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: None

MOTIVATED SELLER!! This well-built, character-filled bungalow offers the perfect blend of classic charm and modern updates. The bright, upgraded kitchen features granite countertops, new cabinets, and many newer windows that fill the home with natural light. Stylish newer fixtures are found throughout. With two full 4-piece bathrooms—one on each level—this home is as functional as it is inviting. The fully finished basement includes a large bedroom, kitchenette, private entry, and its own bathroom, making it ideal for guests, extended family, or rental income. This home was utilized as a rental property for several years and could use a bit more updating, and is priced to reflect this. Outside, enjoy a beautiful yard with mature fruit trees, storage sheds, and a single detached garage. There’s plenty of parking both in front and at the back of the property. This home is also centrally located, walking distance to schools and groceries. A rare find that combines space, versatility, and timeless appeal—ready for you to move in and make it your own.