

\$295,000 - 613 1 Street N, Vulcan

MLS® #A2249893

\$295,000

3 Bedroom, 2.00 Bathroom, 1,284 sqft

Residential on 0.20 Acres

NONE, Vulcan, Alberta

This three-bedroom bungalow offers a fantastic location in the Town of Vulcan—just one block east of the Vulcan Golf Course Clubhouse and one block west of the public park and seasonal outdoor swimming pool. The main level includes a bright living and dining area, kitchen, full bathroom, and two bedrooms. The primary bedroom features built-in drawers and closet. A cozy sitting room off the dining area leads to a partially covered back deck, perfect for relaxing or entertaining. The basement provides plenty of additional living space with a large family room, a third bedroom, den, laundry/utility room, cold storage, and a bar/kitchenette area. The backyard is fenced with large mature trees offering shade and privacy. A 35' x 18' detached single-car garage and an oversized driveway provide space for multiple vehicles or RV parking. Appliances include a refrigerator, stove, and dishwasher (approximately 5 years old), along with a newer washer and dryer. With a little TLC, this home has plenty of potential for its next owners to make it their own.

Built in 1958

Essential Information

MLS® # A2249893

Price \$295,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,284
Acres	0.20
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	613 1 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	5
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	5
Zoning	R-1

Listing Details

Listing Office	Magnuson Realty Ltd
----------------	---------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.