

# \$150,000 - 502 1 Street S, Vulcan

MLS® #A2270075

**\$150,000**

2 Bedroom, 1.00 Bathroom, 1,216 sqft

Residential on 0.26 Acres

NONE, Vulcan, Alberta

Discover the potential of this character-filled property located on a large corner lot in the Town of Vulcan. Estimated to have been built around 1946, this home offers vintage charm and space to make it your own. The main floor features a front living room/library, formal dining room, large kitchen, two spacious bedrooms, and a 4-piece bathroom. There's also attic access for additional storage possibilities. The partial basement includes laundry, utility, and storage areas. Enjoy the outdoors from the covered L-shaped verandah – perfect for relaxing in the summer breeze or firing up the BBQ year-round. The mature lot provides plenty of room to garden or consider future possibilities, such as adding a workshop or garage. Please note: the property is being sold in as is, where is condition. The home requires substantial repairs, including damage from a burst pipe that occurred last winter. Furnace was replaced in 2016, and the home has 100 AMP electrical service. If you're looking for a project with potential in a great small-town location, this property could be the one for you.

Built in 1946

## Essential Information

MLS® # A2270075

Price \$150,000



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,216       |
| Acres          | 0.26        |
| Year Built     | 1946        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 502 1 Street S |
| Subdivision | NONE           |
| City        | Vulcan         |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L 2B0        |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Crown Molding                         |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Partial                               |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | None                                                                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Composite Siding, Wood Frame, Wood Siding                                       |
| Foundation        | See Remarks                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-1                |

**Listing Details**

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

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