

# \$294,900 - 408 2 Street S, Vulcan

MLS® #A2254898

## \$294,900

3 Bedroom, 2.00 Bathroom, 970 sqft  
Residential on 0.20 Acres

NONE, Vulcan, Alberta

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.

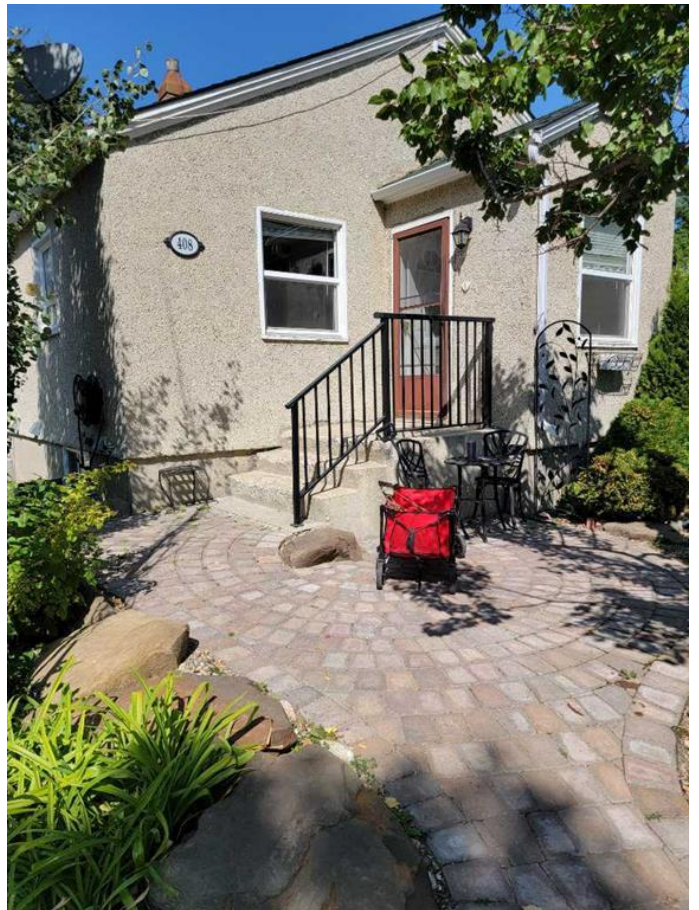
Outside, enjoy a beautiful yard with mature fruit trees, storage sheds, and a single detached garage. There's plenty of parking both in front and at the back of the property.

A rare find that combines space, versatility, and timeless appeal—ready for you to move in and make it your own.

Built in 1949

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254898  |
| Price          | \$294,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 970       |
| Acres          | 0.20      |



|            |             |
|------------|-------------|
| Year Built | 1949        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 408 2 Street S |
| Subdivision | NONE           |
| City        | Vulcan         |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L 2B0        |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                      |
| Parking        | Front Drive, Garage Faces Front, RV Access/Parking, Single Garage Detached, Rear Drive |
| # of Garages   | 1                                                                                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Separate Entrance, Vinyl Windows         |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Partially Finished                                                   |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage               |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Treed |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco, Wood Frame                                    |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 19                  |

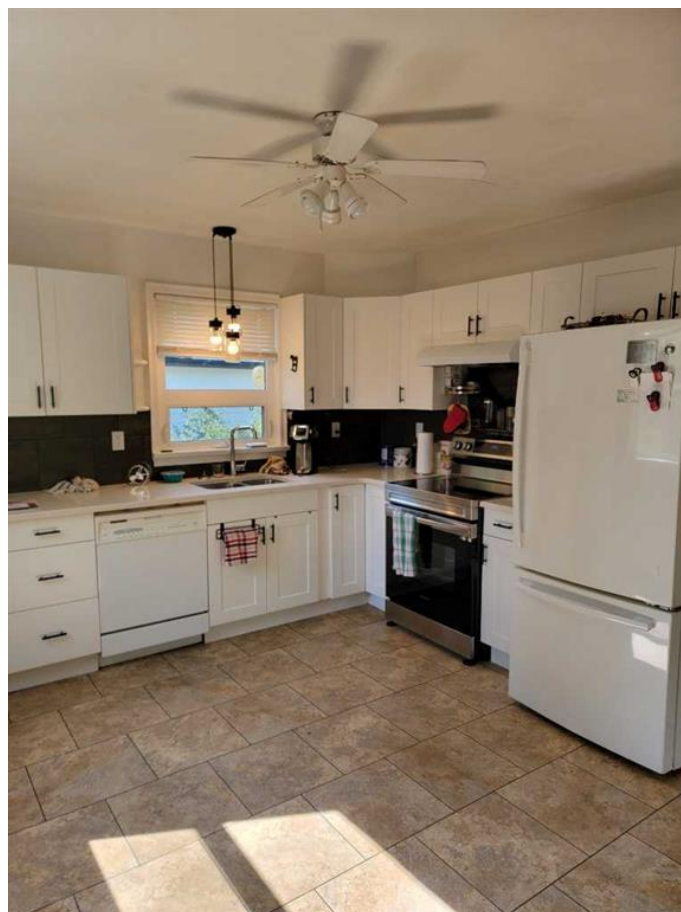
Zoning

R1

## Listing Details

Listing Office

eXp Realty



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