

\$295,000 - 314 1 Street N, Vulcan

MLS® #A2257167

\$295,000

3 Bedroom, 2.00 Bathroom, 2,040 sqft
Residential on 0.13 Acres

NONE, Vulcan, Alberta

Full of character and ready for a new family! This charming two-storey home, originally built in 1910, blends historic appeal with modern upgrades. From the curb, youâ€™ll be greeted by a welcoming covered porchâ€”the perfect spot for morning coffee. Step inside to a spacious front entrance, and at the back, a large mudroom/laundry area with plenty of storage and a convenient 2-piece bathroom. The kitchen is designed for both style and function, featuring granite countertops, stainless steel appliances including a gas cooktop, double wall oven, microwave hood fan, and built-in dishwasher, plus under-cabinet lighting and a reverse osmosis system. The dining area flows into the living room, highlighted by a natural gas fireplace and an adjoining bonus room. Upstairs youâ€™ll find a full bathroom that was renovated within the past 8 years, a den, a generous primary bedroom with walk-in closet, and two additional bedrooms. Most windows have been updated over the past 20 years, and the home is equipped with two mid-efficient furnaces for year-round comfort. Higher-end window coverings, a central vacuum system with attachments, and a water softener are all included. The basement now features a newly poured concrete floor within the past 5 years, creating a more functional storage space. Outside, the landscaped yard includes a natural gas BBQ hookup, hot and cold water taps, and a 28â€™ x 30â€™ heated double garage with alley access.



Garage has radiant heat. There is also in-floor heating in the garage, but has not been used in over 10 years. Located within walking distance of downtown shopping and dining, this home is filled with pride of ownership and ready for its next chapter.

Built in 1910

Essential Information

MLS® #	A2257167
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,040
Acres	0.13
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	314 1 Street N
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Pantry, Sump Pump(s), Tankless Hot Water
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Appliances	Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Double Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	September 15th, 2025
Days on Market	8
Zoning	R-1

Listing Details

Listing Office	Magnuson Realty Ltd
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