

# **\$325,000 - 722 Centre Street, Vulcan**

MLS® #A2214182

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,412 sqft

Residential on 0.09 Acres

NONE, Vulcan, Alberta

Located in the desirable Vulcan Town Greens community, this well-maintained bungalow offers an ideal lifestyle for those aged 55 and up. Situated on a corner lot facing the Vulcan Golf Course, this property provides wonderful views and a quiet setting. Monthly condo fees of \$250 cover exterior maintenance, lawn care, and snow removal, allowing for a low-maintenance lifestyle. Entering the home through the attached double car garage, you will find a functional laundry area with ample closet space. The primary bedroom is located just off the entry and features a large walk-in closet, an ensuite bathroom with a walk-in shower, and plenty of room for a bed and additional furnishings. There is a second bedroom with a south-facing window, as well as a den with access to the back deck. The living room features a cozy natural gas fireplace and a bay window, while the kitchen and dining area offer west-facing views of the golf course and walking path, with another bay window in the dining area providing additional natural light. Additional features include a built-in dishwasher, refrigerator, stove, washer, and dryer, all window coverings, central vacuum system, and water softener. Recent improvements include updated window coverings and light fixtures, air conditioners. The property also includes a cement crawl space with carpeted flooring in most areas, offering excellent, clean storage options. Both the house and garage are equipped with in-floor heating, providing additional comfort



during the cooler months. This is a wonderful opportunity to enjoy comfortable, low-maintenance living in a sought-after community.

Built in 1994

**Essential Information**

MLS® #	A2214182
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,412
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	722 Centre Street
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

**Amenities**

Amenities	Snow Removal, Gazebo
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings

Heating	Natural Gas, In Floor
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Few Trees, Lawn, Rectangular Lot, Underground Sprinklers, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	4
Zoning	R-4
HOA Fees Freq.	MON

## Listing Details

Listing Office	Magnuson Realty Ltd
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