

# **\$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	5
Zoning	R-4
HOA Fees Freq.	MON

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.