

# \$229,000 - 339 Cottonwood Drive, Vulcan

MLS® #A2232018

**\$229,000**

2 Bedroom, 1.00 Bathroom, 1,146 sqft

Residential on 0.18 Acres

NONE, Vulcan, Alberta

This 1974 mobile home is located on its own corner lot in the Allen Acres subdivision offering you the freedom of ownership without monthly lot fees. With a 22-foot addition, this home provides more space than meets the eye. Inside, you'll find a cozy family room, and a spacious living room in the addition perfect for relaxing or entertaining. The home features a good-sized kitchen and dining nook, a full bathroom/laundry room combo, and one official bedroom. There are also two additional dens, each with windows, that could function as bedrooms, offices, or creative spaces. Recent upgrades include electrical improvements with new GFCI receptacles. Step out onto the back deck through the patio doors and take in the unobstructed southern view of open farmland no development behind for extra privacy and peace. Located within walking distance to schools, this property is a great fit for first-time buyers, someone looking to downsize, or those seeking a revenue property.

Built in 1974

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2232018  |
| Price     | \$229,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                         |
|----------------|-------------------------|
| Full Baths     | 1                       |
| Square Footage | 1,146                   |
| Acres          | 0.18                    |
| Year Built     | 1974                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 339 Cottonwood Drive |
| Subdivision | NONE                 |
| City        | Vulcan               |
| County      | Vulcan County        |
| Province    | Alberta              |
| Postal Code | T0L 2B0              |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Ceiling Fan(s)                        |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Basement          | None                                  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Piling(s)   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 40              |

Zoning

R-2

## **Listing Details**

Listing Office

Magnuson Realty Ltd

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