

# \$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, Washer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	86

Zoning

R-2

## **Listing Details**

Listing Office

Magnuson Realty Ltd

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