

# \$239,900 - 32 2 Street W, Arrowwood

MLS® #A2251859

**\$239,900**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.24 Acres

NONE, Arrowwood, Alberta

Welcome to this charming home in the Village of Arrowwood! Situated on a generous 50â€™ x 190â€™ lot at the west end of town, this property offers plenty of outdoor space with a cozy 864 sq. ft. home that has been freshly updated. Recent renovations, including new paint inside and out, give it a bright and inviting feel. The main level features two bedrooms, a full bathroom, a comfortable living room, a dining room, and a kitchen. At the front entrance, youâ€™ll find a bright sunporch, perfect for enjoying morning coffee or relaxing with a book. A handy side entrance opens into a mudroom/laundry area, making everyday living easy. The original portion of the home is estimated to have been built in the 1950s, with an addition added in the 1960s, blending character with function. The basement, a combination of concrete and dirt foundation, houses the utility room and has recently been improved to provide practical storage space. Outside, the front yard is beautifully landscaped, while the huge backyard is perfect for recreation, gardening, or simply relaxing. Two storage sheds are included â€“ one measuring 12â€™ x 6â€™, and a larger one 16â€™ x 14â€™ with an addition â€“ giving you ample room for tools, hobbies, or seasonal gear. On the north side of the property, thereâ€™s a large area for off-street parking. This property is ideally located within a short walk to a park, downtown, and the elementary school. The Village of Arrowwood offers a welcoming



community with amenities such as a K&#82209 school plus preschool and kindergarten, doctor&#177;s office, pharmacy, convenience store with gas pumps, auto repair shop, post office, restaurant, and library.

Built in 1950

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251859    |
| Price          | \$239,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 864         |
| Acres          | 0.24        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 32 2 Street W |
| Subdivision | NONE          |
| City        | Arrowwood     |
| County      | Vulcan County |
| Province    | Alberta       |
| Postal Code | T0L 0B0       |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Off Street, RV Access/Parking |

**Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |

|              |             |
|--------------|-------------|
| Has Basement | Yes         |
| Basement     | See Remarks |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                     |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Lawn |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Wood Frame, Wood Siding                                                                  |
| Foundation        | Combination                                                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 50                |
| Zoning         | Residential       |

## Listing Details

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

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