

\$250,000 - 32 2 Street W, Arrowwood

MLS® #A2251859

\$250,000

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 50' x 190' 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, you'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 – one measuring 12' x 6', and a larger one 16' x 14' with an addition – giving you ample room for tools, hobbies, or seasonal gear. On the north side of the property, there'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 K𔄡 school plus preschool and kindergarten, doctor­s office, pharmacy, convenience store with gas pumps, auto repair shop, post office, restaurant, and library.

Built in 1950

Essential Information

MLS® #	A2251859
Price	\$250,000
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, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Combination

Additional Information

Date Listed	August 25th, 2025
Days on Market	5
Zoning	Residential

Listing Details

Listing Office	Magnuson Realty Ltd
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