

\$329,000 - 118 Main Street, Alhambra

MLS® #A2104344

\$329,000

3 Bedroom, 2.00 Bathroom, 1,370 sqft
Residential on 0.58 Acres

NONE, Alhambra, Alberta

Half acre lot with large shop on two lots in the quaint Hamlet of Alhambra. Have you been waiting for an acreage feel with a large shop and low taxes? Here it is. The renovated RTm is on a full concrete basement., the main floor exterior walls are updated to 8 inches., the entire main floor has been redone and currently has 3 bedrooms and 2 baths. Downstairs has all been framed and drywalled and has the three more bedrooms to finish (one just needs flooring & closet door) space for a family/rec room, cold storage room and another bathroom which is roughed in & most of what is needed to complete will remain. Hot water on demand, central vac and A/C! The furnace was replaced in 2008. All new vinyl windows with the exception of the front. The kitchen features an island with updated appliances including, a countertop stove, double wall oven, built-in microwave & dishwasher fridge with water, more than enough cupboards, a panty with pullouts. The bathroom on the main floor has a bidet; the shower may be completed by the possession date (all supplies remain). The back entrance has a lot of storage and goes to the basement and to the backyard. This property gets sun from morning until evening, and you can enjoy the back deck and at times views of the mountains. If needed, there is a wheelchair ramp, there is a garden, hot & cold-water taps, a shed, and yard space to make this your own personal oasis. There is an automatic weeping tile connected to the exterior of the home.



These two lots are on the corner of Main Street in Alhambra. The 32 x 40 shop was designed to fit your personal or commercial large vehicles, with 220 V, 10 inch walls, 15 foot ceiling, and 15 foot fold out doors, high storage cupboards, to not intrude with your vehicles and equipment. The shop has gravel pad. This property is sold with two titles and has a septic tank and field, the field is south of the shop the tank is 700 gallons. The well is under the front east deck. The home will need new shingles and is already considered in the price. The gas station and convenience store is minutes away and all the conveniences of Rocky Mountain House is about 15 minutes away, half an hour to the shores of Sylvan Lake and about 45 minutes to Red Deer.

Built in 1978

Essential Information

MLS® #	A2104344
Price	\$329,000
Sold Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.58
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	118 Main Street
Subdivision	NONE
City	Alhambra
County	Clearwater County

Province	Alberta
Postal Code	T0M 0C0

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Alley Access, Gravel Driveway, Oversized, Quad or More Detached, RV Access/Parking, See Remarks, Workshop in Garage

Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Level
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	January 29th, 2024
Date Sold	March 1st, 2024
Days on Market	32
Zoning	HR
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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