

\$550,000 - 413 1 Avenue, Keoma

MLS® #A2112320

\$550,000

3 Bedroom, 2.00 Bathroom, 1,560 sqft

Residential on 1.12 Acres

NONE, Keoma, Alberta

Find your perfect mix of country charm and modern living with this 1.12-acre property in the peaceful hamlet of Keoma. It backs onto a 17 acre parcel and 1/7th of the ownership ALSO goes with this property! This well-cared-for 1550 sq. ft. bungalow is just what you've been looking for. The kitchen is big and inviting, with lots of cabinets and a large area for family meals. In the living room, you'll find plenty of space, bright windows, and neat built-in cabinets. The house has three big bedrooms, including a primary bedroom with plenty of closet space. There are also two full bathrooms. Downstairs, there's a partially finished area with a room for games or TV, an office, cold storage and extra undeveloped space that's ready for your ideas. There are no neighbours behind the house and the yard is fenced for privacy, with a covered area to relax outside. Plus, there's also a massive double detached garage for your cars or projects, a big shed for storages, and a newer septic tank. Nestled in the hamlet of Keoma, this property offers the peace of rural living with easy access to urban amenities. Keoma is known for its picturesque landscapes and friendly community spirit. The hamlet, steeped in history and indigenous heritage, offers a unique blend of peace and community connection. With its close proximity to Calgary, about a 35 min drive away, you enjoy the balance of country living and city convenience. The nearby towns of Kathryn, Delacour, and Irricana expand your leisure and service



options with their parks, playgrounds, golf club, and trail systems perfect for outdoor enthusiasts. This blend of rural charm and modern lifestyle makes Keoma an ideal location for those seeking a quiet life without losing touch with city comforts.Â

Built in 1955

Essential Information

MLS® #	A2112320
Price	\$550,000
Sold Price	\$563,150
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,560
Acres	1.12
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	413 1 Avenue
Subdivision	NONE
City	Keoma
County	Rocky View County
Province	Alberta
Postal Code	T0M 1G0

Amenities

Parking	Double Garage Detached, Oversized
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Level, Rectangular Lot, Views
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 19th, 2024
Days on Market	8
Zoning	HR1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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