

\$634,500 - 7 Tragondale Cove, Rural Clearwater County

MLS® #A2121951

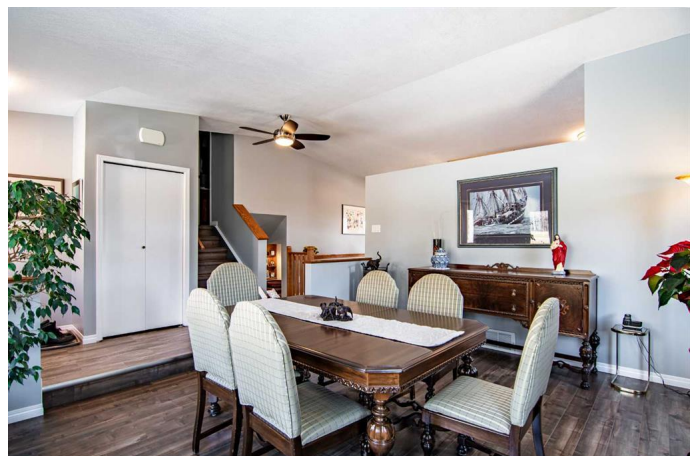
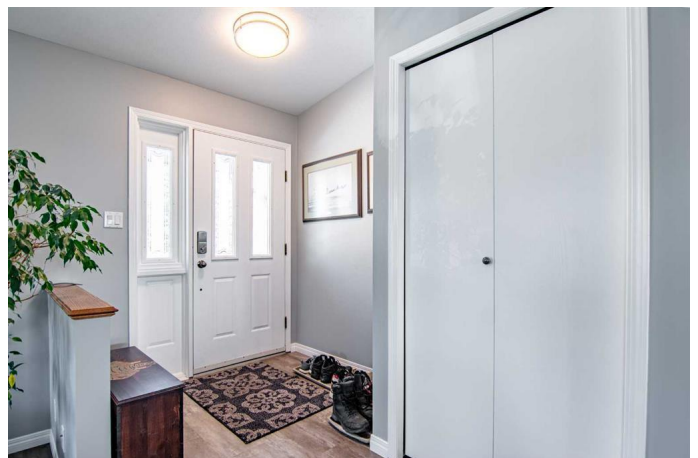
\$634,500

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 4.05 Acres

Tragondale, Rural Clearwater County, Alberta

Move-in Ready, all you need is to move your furniture in and enjoy the country vibe! As you relax on your back covered deck (14X24), you will enjoy the peaceful meadow surrounded in trees. The home is a 4-level split offering an incredible lay-out for a family with 1813 sq. ft. of finished living space. The main floor is the kitchen, dining area and living room. The upper floor features 3 bedrooms with the main 4-pce bath. The 3-pce. ensuite and walk-in closet are included in the primary bedroom. There is ample closet space as well as a linen closet in the main bath. The 3rd level is a nice family room with a wood-burning fireplace, a good sized bedroom, 3-pce. bath and laundry room. The basement is a half-crawl space for all your storage needs and other half is the mechanical room and storage, could be another bedroom or office. This property has been well cared for and basically everything in the home has been updated in 2015-2024. Furnace, a/c, ensuite shower, sink & toilet, all flooring in the house, all windows were replaced-double pane, new well pump, new 50 gallon hot water tank, new central vac., all kitchen appliances; warranty transferable, composite upper deck/handrail, new 5 ft. tub & surround w vanity top, sink in main bath. The detached double garage (26X28) is completely finished with furnace, shelving and workbench. 2 sheds are included. This acreage is zoned CRA; could be set-up for a horse, chickens or donkey. Manicured walking trails are on both sides of the property for your morning walk.



Pride of ownership is evident in this home.
Minutes to Rocky, Golf course is minutes away
and close to the west country for all your
recreational ventures.

Built in 1992

Essential Information

MLS® #	A2121951
Price	\$634,500
Sold Price	\$627,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,276
Acres	4.05
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	7 Tragondale Cove
Subdivision	Tragondale
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Gentle Sloping, Landscaped, Many Trees, Private, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	May 4th, 2024
Days on Market	23
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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