

\$350,000 - 417 1 Street Se, Linden

MLS® #A2125185

\$350,000

4 Bedroom, 3.00 Bathroom, 1,623 sqft

Residential on 0.19 Acres

NONE, Linden, Alberta

Tremendous curb appeal & location!! Situated in a very quiet & secluded setting on a large corner lot on the SE edge of Linden!! This 4 bdrm 2.5 bath rancher style bungalow is overflowing with stylish and modern updates throughout the main floor. As you walk into the main foyer the access flows into the bright, open living room & kitchen/dining area. The living room features a large bay window that pours in natural light, outfitted with a chimney set-up to add a wood-burning stove in the living room, w/ a kitchen pass through & breakfast nook on route to the secondary kitchen/back door access. The kitchen features a complete renovation with updated cabinets, counter tops & modern style accents w/ functional eat up breakfast bar, pantry, & stylish stainless steel appliances including a brand new fridge. The dining space is set just off the kitchen & allows access to the rear deck space. A convenient main floor laundry room with sink adjacent to the foyer on the way down the hall to a 4pc. main bath, primary suite w/ 4pc. ensuite bath & additional bdrm space. The basement space features in-floor heat & houses 2 additional large bedrooms, a den/office, & 2pc bath with rough-in to develop into a 3 or 4 pc. bath if desired. A large open partially developed area offers as a games/rec room space for the kids, a man-cave or she-space future development. Lastly a large storage room to the right of the stairs is outfitted w/ various sized & multiple configurations of shelving options. Outside



features a fully fenced yard, rear deck, double detached garage with both gated front drive access and rear alley access providing versatility w/ a modest workspace & lean-to storage on the east side of the garage. The home offers a nice modern design and layout w/ the property placed in a second to none location on the end of the block neighboring an agricultural field directly to the east and a very private yard space. A perfect package, set in small town living!!!

Built in 1975

Essential Information

MLS® #	A2125185
Price	\$350,000
Sold Price	\$341,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,623
Acres	0.19
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	417 1 Street Se
Subdivision	NONE
City	Linden
County	Kneehill County
Province	Alberta
Postal Code	T0M1J0

Amenities

Parking Spaces	4
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Parking	Alley Access, Asphalt, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Gated, Off Street, On Street, RV Access/Parking
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Recessed Lighting, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	August 15th, 2024
Days on Market	42
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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