

\$370,000 - 318 3 Avenue S, Lomond

MLS® #A2139942

\$370,000

3 Bedroom, 3.00 Bathroom, 2,714 sqft

Residential on 10.00 Acres

NONE, Lomond, Alberta

Welcome to the best of both worlds with this Acreage Living gem nestled in town! Built in 2006, this home boasts a walkout basement and a wrap-around partially covered deck overlooking a charming pond. The open layout seamlessly connects the kitchen, dining area, and living room, perfect for social gatherings. Vaulted ceilings and ample natural light enhance the inviting atmosphere, complemented by laminate, carpet, and Lino flooring throughout the main floor.

The kitchen has a stainless steel appliances, including a gas range, a convenient island, and a corner pantry. A three-sided gas fireplace divides the dining and living spaces, providing warmth and ambiance during the winter months. The basement offers a spacious living area with large windows and a massive theatre room, perfect for movie nights or entertaining guests.

Additionally, the basement is prepped for in-floor heating, offering the option to install a cozy boiler system. Recent updates include a new hot water tank and a roof replacement covered by insurance within the last 8-9 years. The town of Lomond offers a range of amenities, including a school from kindergarten to grade 12, a library, a new rink, grocery and hardware stores, and a recently renovated restaurant. For healthcare needs, a hospital in Vulcan is just 30 minutes away, while the bustling city of Lethbridge is only an



hour's drive.

Don't miss the chance to own this unique and inviting home! Contact your preferred realtor today to schedule a viewing.

Built in 2005

Essential Information

MLS® #	A2139942
Price	\$370,000
Sold Price	\$360,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,714
Acres	10.00
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	318 3 Avenue S
Subdivision	NONE
City	Lomond
County	Vulcan County
Province	Alberta
Postal Code	T0L 1G0

Amenities

Parking	Additional Parking, Gravel Driveway, None, Unpaved
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Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, No Neighbours Behind, Open Lot, Pasture, Private, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	November 18th, 2024
Days on Market	150
Zoning	R - Residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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