

\$289,000 - 120 Red Wing Crescent, Tillicum Beach

MLS® #A2162364

\$289,000

2 Bedroom, 1.00 Bathroom, 1,264 sqft

Residential on 0.16 Acres

Tillicum Beach, Tillicum Beach, Alberta

Welcome to your dream home or potential Airbnb at Tillicum Beach! This delightful 1,264 sq ft raised bungalow is the epitome of Pinterest perfection, blending classic charm with contemporary updates. Boasting 2 spacious bedrooms and a versatile, three season bonus room, this home is designed for comfortable, modern living. Step inside and be greeted by a large, inviting living space that seamlessly flows into a U-shaped kitchen and dining area. The main floor laundry adds convenience, while the thoughtfully updated 4pc bath provides a touch of luxury. Recent renovations have brought this home up to code and beyond. In 2014, a new furnace was installed, followed by shingles and a new fence in 2015. The updates include a new hot water tank, eaves and downspouts, as well as a complete bathroom renovation. The kitchen features a new counter, sink, and dishwasher, and all windows have been replaced to ensure energy efficiency. Enjoy year-round comfort with a new deck perfect for summer BBQs and a cozy WETT inspected wood stove for winter nights. Additional updates include a new retaining wall, replaced floor joists, new skirting, and insulation in the crawl space. Plus, you'll appreciate the convenience of having your own well—no hauling water! The large, fenced yard off the side of the house offers a fantastic outdoor space for relaxation and play. With all these updates, all that's left to do is move in and make this home your own. Don't miss your chance to



own this beautifully updated Tillicum Beach bungalow!

Essential Information

MLS® #	A2162364
Price	\$289,000
Sold Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,264
Acres	0.16
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	120 Red Wing Crescent
Subdivision	Tillicum Beach
City	Tillicum Beach
County	Camrose County
Province	Alberta
Postal Code	T4V 2M9

Amenities

Parking Spaces	3
Parking	Off Street, Front Drive, Gravel Driveway, None

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Basement None

Exterior

Exterior Features Balcony, Rain Gutters, Fire Pit
Lot Description Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Interior Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Wood

Additional Information

Date Listed September 5th, 2024
Date Sold October 7th, 2024
Days on Market 31
Zoning LR
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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