

# \$375,000 - 120 1 Street E, Arrowwood

MLS® #A2166918

**\$375,000**

5 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.23 Acres

NONE, Arrowwood, Alberta

Welcome to 120 1st Street East in the beautiful community of Arrowwood! This fully developed home offers stunning curb appeal with a Stucco exterior, mature trees, a attached double garage and a backyard perfect for enjoying the outdoors. The interior of this home offers over 1,200 sq ft of living space with practical upgrades like vinyl plank floorings, a kitchen featuring tons of storage, 2 secondary bedrooms, a 4 PC bath and Primary with 3 PC ensuite. Many of the bathroom fixtures were updated in the last 10 years and a water softener added to help extend the life of the fixtures. Downstairs is fully finished with 2 more bedrooms, a huge rec room, your washer and dryer and a flex room that you can make your own. The mature yard feels like an oasis with a large portion of the back deck covered, tall mature trees and a lots of space to enjoy summer nights. This home also offers a double attached garage which is oversized and offers plenty of room for your vehicles or projects. The village of Arrowwood is 1 hour drive SE of Calgary and about 45 minutes to Okotoks. Within the village you have an excellent restaurant, primary school, pharmacy/clinic, bank, car wash, fuel facility, hardware store and tire shop.

Built in 1994

## Essential Information



MLS® #	A2166918
Price	\$375,000
Sold Price	\$365,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,224
Acres	0.23
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	120 1 Street E
Subdivision	NONE
City	Arrowwood
County	Vulcan County
Province	Alberta
Postal Code	T0L 0B0

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Gravel Driveway, Parking Pad, RV Access/Parking

### Interior

Interior Features	Vinyl Windows, Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Washer, Electric Stove, Range Hood
Heating	Natural Gas, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Landscaped, Many Trees, Private, Rectangular Lot, Front Yard

Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	September 19th, 2024
Date Sold	November 1st, 2024
Days on Market	43
Zoning	Residential
HOA Fees	0.00

**Listing Details**

Listing Office	CIR Realty
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