

\$248,000 - 117 Alberta Street, Kingman

MLS® #A2169298

\$248,000

3 Bedroom, 1.00 Bathroom, 1,434 sqft
Residential on 0.14 Acres

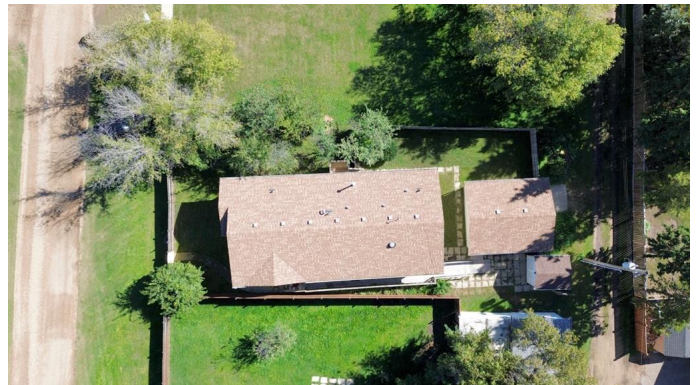
Kingman, Kingman, Alberta

If you're seeking tranquility, low maintenance living, and a close-knit community where neighbors become friends, this lovely 1,434 sq ft home in Kingman is the perfect fit. Built in 2011, this accessible residence offers the ease of main floor living, making it an excellent choice for anyone looking to simplify their lifestyle.

Step inside to discover an inviting open concept layout, highlighted by vaulted ceilings and an abundance of natural light from the numerous windows. The cozy corner gas fireplace sets the perfect ambiance for relaxation in the living room. The well-appointed kitchen seamlessly flows into the dining and living areas, ideal for entertaining family and friends. Convenience is key with main floor laundry just off the kitchen, alongside a back door leading to the outdoor space. The home features two comfortable bedrooms, a 4-piece bathroom, and a spacious primary bedroom complete with an ensuite and walk-in closet. A solar tube in the main bathroom adds a delightful touch, flooding the space with natural light.

Additional highlights include a crawl space under the laundry room for extra storage and a shed in the backyard, perfect for gardening tools and seasonal items. The 22x18 garage offers ample space for your vehicle, plus room for workbenches or even a motorbike alongside your mini van.

Located next to a local church, this home is perfect for those who value a peaceful



neighborhood. Kingman boasts a K-12 school and a fantastic outdoor hockey rink that brings families together all winter long.

Built in 2011

Essential Information

MLS® #	A2169298
Price	\$248,000
Sold Price	\$240,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,434
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	117 Alberta Street
Subdivision	Kingman
City	Kingman
County	Camrose County
Province	Alberta
Postal Code	T0B 0A6

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist
Foundation	Poured Concrete, Piling(s)

Additional Information

Date Listed	September 28th, 2024
Date Sold	October 17th, 2024
Days on Market	19
Zoning	res
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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