

\$135,900 - 309 Railway Avenue, Rosemary

MLS® #A2171502

\$135,900

3 Bedroom, 1.00 Bathroom, 1,162 sqft

Residential on 0.27 Acres

NONE, Rosemary, Alberta

GARDENER'S HAVEN This adorable bungalow is the country cottage you have been dreaming about but with lots of important upgrades and some "in-town" amenities. No maintenance house exterior with new shingles, fascia, soffits & eavestroughs with gutter guards installed in 2021. Sun drenched entry has space for seasonal storage, a place to sit down & take off your shoes, & laundry machines cleverly located to allow for quiet in the rest of the house. Roomy eat-in kitchen has modern cabinets, new stove in 2024 & space for kitchen cart or island. The living room has charming corner windows which let in so much light & a nice lay out for arranging your furniture. This bathroom is a stunner; gutted to the studs, new subfloor & professionally rebuilt in 2021. After a day working in your garden, you'll love to relax in this amazing, deep soaker tub. Three nicely sized bedrooms. New furnace & sump pump installed in 2021. With a little over a quarter acre of fruiting trees, shrubs & flowering perennials, the soil has been amended & holistic gardening methods practiced to improve productivity. Back gate opens for RV parking. There's room to build a garage, add more off street parking or expand the garden. Rosemary is a friendly village 30 km off the TransCanada Highway with a general store, K-12 school, arena, butcher shop, post office & churches. Weekly public transit to Brooks & through County of Newell. This private, well established yard & home with valuable



upgrades will provide space for your hobbies, affordable living with reasonable utilities & just a little bit of cosmetic work left to do to make it your very own. PROFESSIONAL HOME INSPECTION FROM 2021 available.

Built in 1946

Essential Information

MLS® #	A2171502
Price	\$135,900
Sold Price	\$132,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,162
Acres	0.27
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	309 Railway Avenue
Subdivision	NONE
City	Rosemary
County	Newell, County of
Province	Alberta
Postal Code	T0J2W0

Amenities

Parking	Off Street, RV Access/Parking
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Private
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2024
Date Sold	January 2nd, 2025
Days on Market	87
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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