

# \$359,000 - 116 1 Avenue W, Rockyford

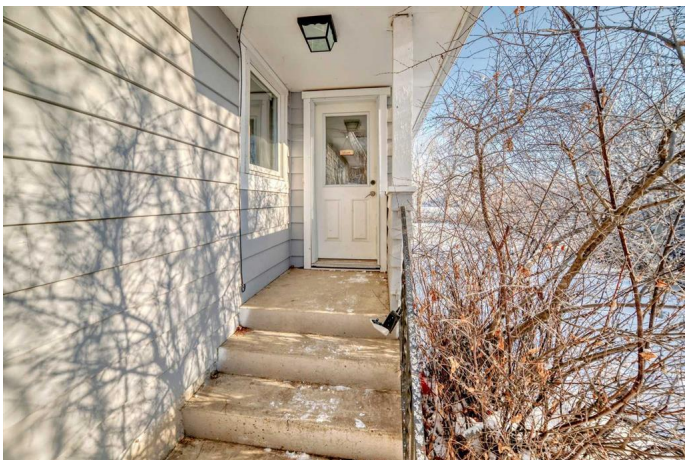
MLS® #A2195101

**\$359,000**

3 Bedroom, 2.00 Bathroom, 1,043 sqft  
Residential on 0.29 Acres

NONE, Rockyford, Alberta

Situated in a double lot, this home features an updated kitchen, 3 bedrooms, a double garage plus an additional single garage! Plenty of storage to store all of your toys! The basement is partially finished leaving you with your choice of flooring to add to the existing subfloor to complete your basement. The landscaped backyard offers plenty of room to relax with family, friends and pets. Less than 20 minutes from Strathmore all on paved roads. You can enjoy small town living while being close to major centers. Don't miss this rare opportunity! Call your favorite Realtor to book a showing!



Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195101    |
| Price          | \$359,000   |
| Sold Price     | \$345,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,043       |
| Acres          | 0.29        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |

|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 116 1 Avenue W   |
| Subdivision | NONE             |
| City        | Rockyford        |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T0J 2R0          |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Detached, Garage Faces Front, Off Street, Single Garage Detached |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Built-in Features                                                        |
| Appliances        | Dishwasher, Refrigerator, Built-In Oven, Dryer, Gas Stove, Microwave, Range Hood, Washer |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Fireplaces        | Gas                                                                                      |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Partially Finished                                                                 |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other, BBQ gas line, Private Entrance, Private Yard, Storage               |
| Lot Description   | Back Lane, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Wood Frame, Wood Siding                                                    |
| Foundation        | Poured Concrete, Other                                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Date Sold      | April 1st, 2025     |
| Days on Market | 41                  |
| Zoning         | RG                  |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office                      MaxWell Canyon Creek

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