

# \$224,900 - 102 Paulson Street, Kingman

MLS® #A2206687

**\$224,900**

4 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.31 Acres

NONE, Kingman, Alberta

This hidden gem, with strong bones and oozing potential, is tucked away in the Hamlet of Kingman, just over 20 minutes to Camrose, 50 minutes to Sherwood Park and an hour to Edmonton. Boasting a generous 1380 sq ft, 4 bedrooms and 2.5 bathrooms, there's room for any growing family to spread out. Needing some TLC and updating, there is a huge potential to make this once custom home stunning again. The kitchen features a brick-faced oven/stove surround, peninsula styled lay-out and solid wood cabinetry. And a huge living room on the main floor can fit the biggest of sectionals... perfect for entertaining! The master bedroom retreat is complete with a traditional closet as well as good sized walk-in closet and a 2-piece ensuite. Another bedroom and 4-piece bathroom complete the main-floor. Downstairs, you will find a dry-bar and wood burning fireplace, pool table area as well as another big living space. Completing the basement are 2 bedrooms and a 4-piece bathroom. Laundry is located at the landing of the back-door. And don't forget about the 30x37' detached garage... a dream for those who love to tinker! The yard is mature, with lots of trees for privacy and overlooking a field to the side- this property is actually 4 lots big!

Built in 1976

## Essential Information

MLS® #

A2206687



|                |             |
|----------------|-------------|
| Price          | \$224,900   |
| Sold Price     | \$221,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,380       |
| Acres          | 0.31        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 102 Paulson Street |
| Subdivision | NONE               |
| City        | Kingman            |
| County      | Camrose County     |
| Province    | Alberta            |
| Postal Code | T0B 2M0            |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 4                                       |
| Parking        | Double Garage Detached, Gravel Driveway |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Laminate Counters      |
| Appliances        | See Remarks            |
| Heating           | Forced Air             |
| Cooling           | None                   |
| Fireplace         | Yes                    |
| # of Fireplaces   | 1                      |
| Fireplaces        | Basement, Wood Burning |
| Has Basement      | Yes                    |
| Basement          | Finished, Full         |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Landscaped, Rectangular Lot     |
| Roof            | Asphalt Shingle                 |
| Construction    | Stone, Vinyl Siding, Wood Frame |
| Foundation      | Block                           |

**Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | March 26th, 2025      |
| Date Sold      | April 15th, 2025      |
| Days on Market | 18                    |
| Zoning         | UR- Urban Residential |
| HOA Fees       | 0.00                  |

**Listing Details**

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

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