



THE
A-TEAM

**RE/MAX
FIRST**

102 RAILWAY Avenue, Carseland T0J0M0

MLS® #: **A2150026**

Area: **NONE**

Listing Date: **07/27/24**

List Price: **\$475,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$14k, 08-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Carseland**
Year Built: **1905**

Finished Floor Area

Abv Sqft: **2,186**

Low Sqft:

Ttl Sqft: **2,186**

Lot Information

Lot Sz Ar: **5,750 sqft**

Lot Shape:

DOM

264

Layout

Beds: **4 (4)**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Garden,Gazebo,Lawn**

Park Feat: **Gravel Driveway,Single Garage Attached**

Utilities and Features

Roof: **Rubber**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Entrance,Private Yard**

Construction:

Composite Siding

Flooring:

Hardwood,Parquet,Tile

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Induction Cooktop,Refrigerator**

Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Laminate Counters,Open Floorplan,Vaulted Ceiling(s),Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	6`3" x 9`11"	Dining Room	Main	16`3" x 11`4"
Kitchen	Main	9`5" x 4`4"	Kitchen	Main	8`11" x 12`5"
Laundry	Main	8`5" x 6`11"	Living Room	Main	22`9" x 15`1"
Office	Main	6`6" x 7`6"	Storage	Main	6`8" x 13`1"
Furnace/Utility Room	Main	7`0" x 8`0"	4pc Bathroom	Second	9`2" x 7`10"

Bedroom	Second	9`5" x 11`0"	Bedroom	Second	9`5" x 11`3"
Kitchen	Second	13`0" x 15`5"	Laundry	Second	8`10" x 8`3"
Bedroom	Second	8`9" x 12`4"	Bedroom - Primary	Second	11`0" x 13`10"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	HMU - Hamlet/mixed use	
Legal Desc:	4610AV	Remarks

Pub Rmks:	<p>Step into this remarkable 1905 character home, offering both historic charm and modern amenities. Located in a prime neighborhood within walking distance of a school, community center, ball diamond, restaurant, and grocery store, this property offers an unmatched combination of convenience and character. This unique home is thoughtfully designed to accommodate a variety of living arrangements. The second floor, with its own kitchen, laundry, and four bedrooms, offers incredible flexibility. Whether you’re seeking space for extended family, a space for guests, or envisioning a creative studio or workspace, the layout allows you to customize the home to suit your specific needs. The vaulted ceilings, abundant natural light, and a spacious rooftop patio elevate the comfort and functionality of the home, making it an inspiring space for any purpose. On the main floor, the heart of the home is the well-designed kitchen that opens into the dining and living areas, creating an inviting environment for gatherings or day-to-day living. An additional office or studio space adds to the home’s adaptability, making it perfect for remote work, hobbies, or personal projects. Outside, the private north-facing backyard offers a serene space with a charming garden and gazebo—an ideal space to relax, entertain, or cultivate your green thumb. The attached single garage and additional storage shed provide plenty of space for tools, equipment, and seasonal items, ensuring practicality and organization. This property also invites further customization to align with your vision. Whether it’s reimagining certain spaces, exploring conversion possibilities, or tailoring the home to reflect your personal style, the options are endless. The historic character and modern amenities combine to provide a solid foundation for creating a one-of-a-kind living experience. For those who value versatility, charm, and location, this home presents an unparalleled opportunity to craft a space that perfectly fits your lifestyle. Contact us today to schedule a private viewing and discover the full potential of this extraordinary property!</p> <p>Gazebo. Portable fire table and portable propane barbecue negotiable.</p> <p>Coldwell Banker Mountain Central</p>
Inclusions:	
Property Listed By:	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











