



THE
A-TEAM

**RE/MAX
FIRST**

102 RAILWAY Avenue, Carseland T0J0M0

MLS® #: **A2150026** Area: **NONE** Listing Date: **07/27/24** List Price: **\$489,000**
 Status: **Active** County: **Wheatland County** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Carseland**
 Year Built: **1905**
Lot Information
 Lot Sz Ar: **5,750 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,186**
 Low Sqft:
 Ttl Sqft: **2,186**

DOM

54
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,Gazebo,Lawn,Garden**
 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

Room	Level	Dimensions	Room	Level	Dimensions
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: **Fee Simple**
 Zoning: **HMU - Hamlet/mixed use**
 Legal Desc: **4610AV**

Remarks

Pub Rmks: **Step into a unique investment opportunity with this character home, built in 1905, offering both historic charm and modern amenities. Situated in a prime location within walking distance to a school, community centre, ball diamond, restaurant, and grocery store, this property is ideal for tenants, ensuring steady rental demand. This versatile property features a separate entrance leading to the second floor, which includes its own kitchen, laundry, and four bedrooms—perfect for generating additional rental income. Whether you're looking to house long-term tenants or explore the lucrative short-term rental market, this property provides a solid foundation for both. With a thoughtfully designed main kitchen that connects seamlessly to the dining area and living room, this home ensures a comfortable living experience for tenants or owners alike. The main floor also offers an office/studio space, ideal for remote work, adding to its appeal in today's rental market. The upper level, with its vaulted ceilings and abundant natural light, feels open and inviting. The rooftop patio adds a desirable outdoor space, while the spacious bedrooms and well-appointed bathroom cater to modern living standards. The inclusion of a second laundry room on this level enhances privacy and convenience, making it ideal for a separate rental unit. The property includes a private north-facing backyard with a garden and gazebo, offering tenants or owners a tranquil outdoor space. An attached single garage and shed provide ample storage, further increasing the property's functionality. For investors, the opportunity to further customize this space or explore conversion options opens up additional revenue streams. With large windows throughout, the home enjoys plenty of natural light, enhancing its appeal and livability. Don't miss the chance to add this income-generating property to your portfolio. Contact us today to schedule a showing and explore the investment potential of this one-of-a-kind character home!**

Inclusions: **Gazebo. Portable fire table and portable propane barbecue negotiable.**
 Property Listed By: **Coldwell Banker Mountain Central**

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