

\$199,999 - 612 Grand Avenue, Carmangay

MLS® #A2168840

\$199,999

3 Bedroom, 2.00 Bathroom, 1,194 sqft
Residential on 0.12 Acres

NONE, Carmangay, Alberta

Welcome to this well-maintained manufactured home, built in 2008, located in the peaceful village of Carmangay. This property features three bedrooms and two bathrooms, making it an ideal choice for families or those seeking extra space. When you purchase this property, you're not just acquiring the home and the double detached garage; you're also gaining ownership of the land it sits on. The home is securely anchored on a foundation, which can facilitate easier mortgage approval. Inside, you'll find numerous upgrades that enhance the living experience. Skylights fill the home with natural light, creating a warm and inviting atmosphere. The kitchen includes a walk-in pantry, providing ample storage, while the cozy gas fireplace adds comfort during the colder months. The laundry room is designed for efficiency, has enough space for a deep freeze and additional storage space, perfect for keeping your home organized. The spacious master bedroom is completed with a generous en suite bathroom that boasts extra storage and a large jetted tub/shower combination. For your comfort during the warmer months, the home is equipped with air conditioning. The insulated garage measures 19' x 23' and features a wood-burning stove, making it a versatile space for hobbies or additional storage. The property also includes a large garden area with excellent soil, perfect for gardening enthusiasts looking to cultivate their green thumb. Carmangay is a small, welcoming community that fosters a



close-knit environment where residents often know one another. This sense of belonging is particularly appealing for families, retirees, and anyone seeking a quieter lifestyle.

Conveniently located just off the highway, Carmangay offers quick and easy access to larger centers such as Vulcan and Lethbridge. Don't miss out on the opportunity to own this charming home in a wonderful community. Book a showing with your favorite REALTOR® today!

Built in 2008

Essential Information

MLS® #	A2168840
Price	\$199,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	612 Grand Avenue
Subdivision	NONE
City	Carmangay
County	Vulcan County
Province	Alberta
Postal Code	T0L 0N0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, Ceiling Fan(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Central Air Conditioner, Electric Cooktop, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Lane, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Days on Market	183
Zoning	RES

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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