

\$295,000 - 417 Armstrong Street, Carmangay

MLS® #A2204246

\$295,000

4 Bedroom, 2.00 Bathroom, 1,220 sqft
Residential on 0.28 Acres

NONE, Carmangay, Alberta

Welcome to this charming 1951-built bungalow nestled in the Village of Carmangay. This spacious 1220 square foot home sits on a generous corner lot measuring 100 feet by 120 feet, complete with a fenced backyard for privacy. As you enter, you're greeted by an inviting open floor plan that seamlessly connects the dining room, kitchen, and living area—a perfect setup for both daily living and entertaining. A large deck extends off the dining room, providing a great outdoor space to relax or host gatherings while overlooking the backyard. The main level also features a primary bedroom, a second bedroom, and a convenient three-piece bathroom. Downstairs, the basement offers additional living space, including a large family room featuring a wood-burning fireplace (sold as-is, as the current owners have not used it), ideal for cozy gatherings. There are also two more bedrooms, providing ample room for guests or a growing family. A full bathroom and a combination laundry/utility room complete the lower level. Outside, the attached oversized double car garage is a standout feature, equipped with radiant heat and 220 AMP electrical service, perfect for the handyman or car enthusiast. Don't miss out on this opportunity to own a piece of Carmangay's history with modern comforts. Contact your favourite real estate professional today to schedule your private showing!



Built in 1951

Essential Information

MLS® #	A2204246
Price	\$295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.28
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	417 Armstrong Street
Subdivision	NONE
City	Carmangay
County	Vulcan County
Province	Alberta
Postal Code	T0L 0N0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Bookcases
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 19th, 2025

Days on Market 17

Zoning Residential

Listing Details

Listing Office Magnuson Realty Ltd

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