

# **\$259,900 - 212 Elmore Street, Carmangay**

MLS® #A2209998

**\$259,900**

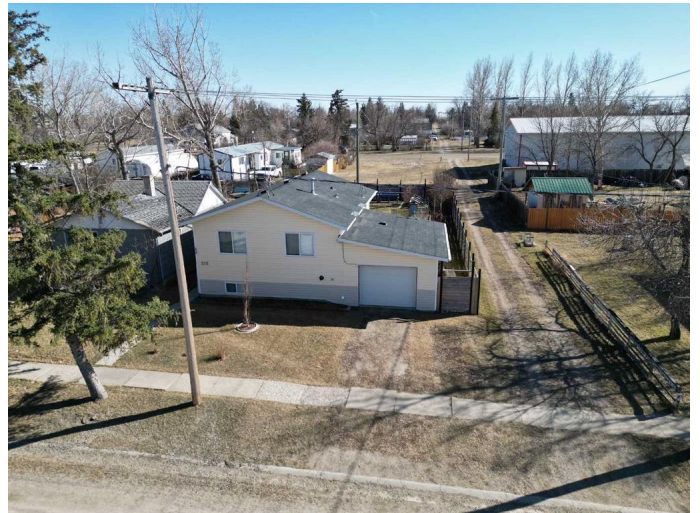
3 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.14 Acres

NONE, Carmangay, Alberta

Nicely cared for and updated bungalow home in the quiet village of Carmangay situated just 35 minutes north of Lethbridge, and 1.5 hours southeast of Calgary. Also, just 25 minutes to Claresholm for decent grocery shopping and services. TOTAL LIVING SPACE UP AND DOWN IS 1705 square feet! Home has had many updates in the last couple of years, including roof shingles, vinyl plank floors, light fixtures, trim, baseboards, paint, hardware, gfci plugs, and new blinds. Bathrooms also redone in the last 2 years. Kitchen features open plan with stainless steel appliances. Around the corner is the dining room with door to large wrap around deck out back that was just stained. Back inside you'll notice a large living room also on the main, a primary bedroom, and a full bathroom with tub/shower combo. Basement is fully developed with 2 more bedrooms, a family room, a 3 piece bathroom with walk-in shower, and a furnace/utility room with washer, dryer, and tankless hot water! Home has an attached 16x22 single garage for your vehicle and features a built-in workbench. Large yard out back with garden shed, garden barrels, and fire pit included. There are even large double gates that would allow you to bring in an RV or trailer in to the backyard. Carmangay has a seniors centre, library, fire station, post office, and community centre. Come and enjoy a nice quiet life in Southern Alberta!

Built in 1999



## Essential Information

MLS® #	A2209998
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	212 Elmore Street
Subdivision	NONE
City	Carmangay
County	Vulcan County
Province	Alberta
Postal Code	T0L 0N0

## Amenities

Parking Spaces	2
Parking	Garage Faces Front, Gravel Driveway, Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Smoking Home, Separate Entrance, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	12
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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