# \$499,000 - 119 3rd Avenue W, Alliance

MLS® #A2230246

# \$499,000

3 Bedroom, 2.00 Bathroom, 2,280 sqft Residential on 1.00 Acres

Alliance, Alliance, Alberta

Welcome to this exceptional property located in the charming village of Alliance, AB. If you're seeking a quiet, peaceful, and welcoming community to call home, this is the perfect place. Set on a spacious one acre lot within the village, this 3 bedroom, 2 bathroom home offers both comfort and versatility. The fully fenced yard is designed for low-maintenance living, featuring a mix of gravel, paved areas, and lawn. A massive 64' x 64' shop with electrical service and a gravel floor offers endless possibilities, ideal for hobbies, storage, or even a home based business.

Inside the home, you'II find a functional layout with main floor laundry, a generous living room complete with a cozy wood-burning fireplace, a separate dining area or office space, and a well appointed kitchen with ample cabinetry and counter space. The primary bedroom and a 4-piece bathroom are also conveniently located on the main level. Upstairs, a charming loft-style nook overlooks the living room that is perfect for reading or relaxing. Two additional bedrooms and another full 4 piece bathroom complete the upper floor. Additional features include an efficient inverter air conditioning unit, an attached heated garage with an exhaust fan and extractor hood, and plenty of space inside and out to make this property your own. The large shed is entirely supported by 6 foot bell bottom concrete columns.







# **Essential Information**

MLS® # A2230246 Price \$499,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 2,280 Acres 1.00 Year Built 1985

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 119 3rd Avenue W

Subdivision Alliance
City Alliance

County Flagstaff County

Province Alberta
Postal Code T0B 0A0

#### **Amenities**

Parking Spaces 10

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Kitchen Island, Storage, Walk-In Closet(s)

Appliances Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer,

Window Coverings

Heating Hot Water
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement None, Crawl Space

# **Exterior**

Exterior Features Fire Pit, Storage, Garden

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees

Roof Asphalt Shingle

Construction Wood Frame
Foundation Perimeter Wall

# **Additional Information**

Date Listed June 10th, 2025

Days on Market 146
Zoning R-T2

# **Listing Details**

Listing Office Coldwell Banker Ontrack Realty

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