

\$199,999 - 104 3 Street, Cluny

MLS® #A2245439

\$199,999

3 Bedroom, 2.00 Bathroom, 1,482 sqft

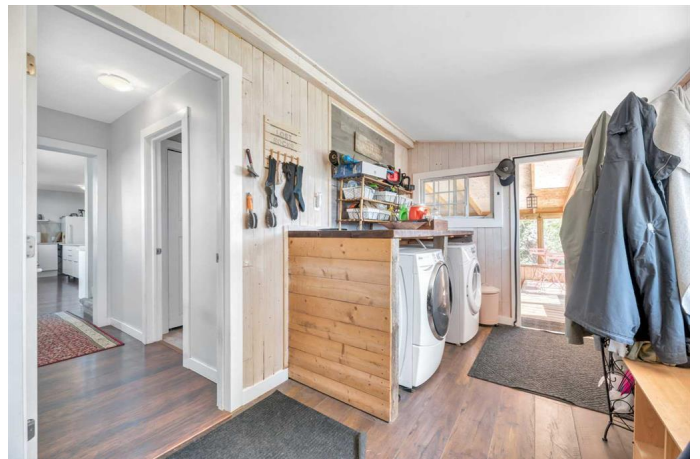
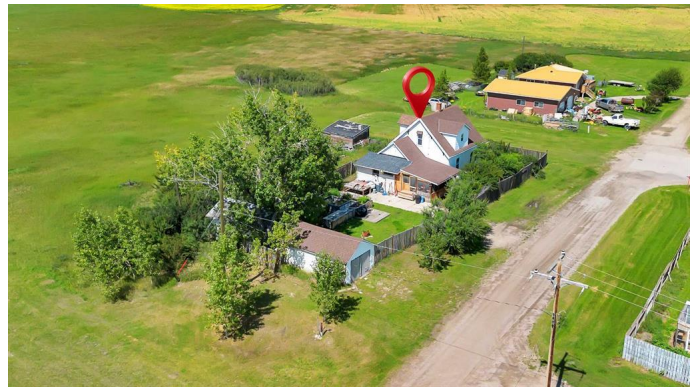
Residential on 0.15 Acres

NONE, Cluny, Alberta

Step into this inviting 1930's character home where timeless charm blends seamlessly with modern touches. The spacious, light-filled layout features a beautifully refreshed kitchen with ample cabinetry, generous counter space, a centre island – perfect for family gatherings or casual entertaining. The main floor also offers a comfortable bedroom, an updated three-piece bath with stylish new fixtures, and an oversized laundry/mudroom that's both practical and family-friendly.

Upstairs, you'll find the primary bedroom, a second bedroom, and a thoughtfully updated three-piece bathroom complete with a freestanding tub – an ideal retreat after a long day. Upgrades include updated electrical and plumbing, a new furnace and roof, some newer windows, improved insulation, and drywall in place of original lathe and plaster.

Outside, enjoy the charm of a covered front porch, a large fenced yard with raised garden beds, and plenty of space to play, relax, or create your own backyard vision. Homes with this much land at this price are a rare find – and with Cluny just 30 minutes from Strathmore, you'll enjoy the peace of small-town living with an easy commute to all amenities. Added bonus – no water bills! You'll have your own water well plus a water purification system. Whether you're a first-time buyer, looking to downsize and escape the city, or simply seeking a quiet



piece of serenity in the country, this kind of value doesnâ€™t come along very often!

Built in 1930

Essential Information

MLS® #	A2245439
Price	\$199,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	0.15
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	104 3 Street
Subdivision	NONE
City	Cluny
County	Wheatland County
Province	Alberta
Postal Code	T0J 0S0

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks, Laminate Counters
Appliances	Dishwasher, Electric Stove, Window Coverings, Built-In Refrigerator
Heating	Forced Air, Electric
Cooling	None
Has Basement	Yes

Basement Partial, Unfinished

Exterior

Exterior Features Fire Pit, Garden
Lot Description Level, Rectangular Lot
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025
Days on Market 19
Zoning HRG Hamlet

Listing Details

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.