

\$475,000 - 230 Frederick Avenue W, Standard

MLS® #A2259485

\$475,000

6 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.30 Acres

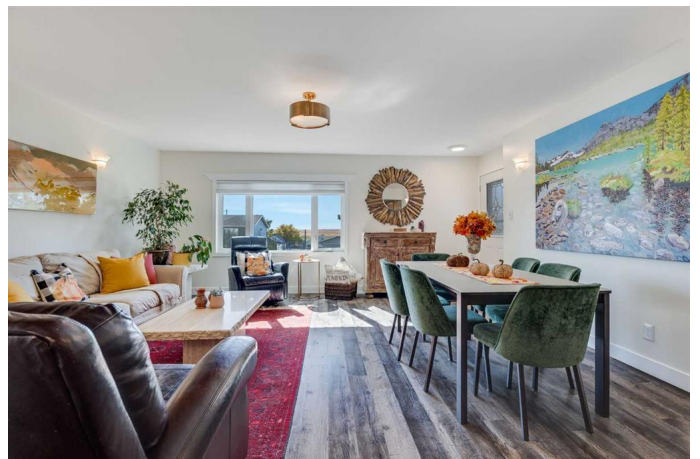
NONE, Standard, Alberta

Welcome to your prairie retreat in the peaceful community of Standard, Alberta—just 20 minutes east of Strathmore and an hour to Calgary. Sitting proudly on two massive lots (13,000+ SQFT total), this spacious 6-bedroom, 2-bathroom bungalow offers 2,400+ SQFT of developed living space designed for comfort, lifestyle, and flexibility.

Step inside and be greeted by an inviting open-concept main floor with durable luxury vinyl plank flooring, a spacious living area, two bedrooms, and a bright kitchen featuring a walk-in pantry and plenty of extra storage. Downstairs, the fully finished basement expands your options—with four more bedrooms, a cozy family room, oversized laundry, and a soundproofed utility room—ideal for large families, guests, or multi-generational living.

But the real wow factor? Your very own private spa escape. A stunning cedar-framed sunroom hosts a built-in hot tub with ambient lighting, integrated speakers, and a gas fireplace—perfect for year-round relaxation. Step outside to a 12'x20' entertainment deck, gather around the outdoor fireplace, or unwind in your beautifully landscaped yard filled with fruit trees (apples & cherries), garden beds, and plenty of space for a future greenhouse or playground.

Car lovers and hobbyists will love the ample



parking (9+ vehicles), detached garage, portable garage, and double-gated access.

- Recent upgrades include:
- Newer furnace (6 years)
 - Hot water tank (<1 year)
 - Dishwasher (<1 year)
 - Brand new basement windows
 - Fresh paint and flooring on both levels
 - Basement development (4 years ago)

The Village of Standard offers a welcoming, connected lifestyle with access to Wheatland Crossing School (Kâ€“12 busing), ATB bank, grocery store, post office, daycare, library, sports fields, rodeo grounds, and the charming Memory Lane walking pathâ€”built by local volunteers.

This is more than a houseâ€”itâ€™s a lifestyle. If youâ€™re dreaming of more space, privacy, and a tight-knit community, this is your opportunity to own a slice of Alberta charm for just \$475,000.

Book your private showing today and make Standard your new standard for living.

Built in 1956

Essential Information

MLS® #	A2259485
Price	\$475,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.30
Year Built	1956
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	230 Frederick Avenue W
Subdivision	NONE
City	Standard
County	Wheatland County
Province	Alberta
Postal Code	T0J 3G0

Amenities

Parking Spaces	9
Parking	Additional Parking, Alley Access, Driveway, Off Street, RV Access/Parking, Single Garage Attached, Asphalt, Drive Through, Gated, On Street, Outside, RV Gated, Side By Side
# of Garages	2

Interior

Interior Features	Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings, Water Purifier
Heating	Forced Air, Natural Gas, Humidity Control, Mid Efficiency
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Garden, Gentle Sloping, Sloped Down, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	42

Zoning R1

Listing Details

Listing Office CIR Realty

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