# \$305,000 - 34 Railway Avenue, Duffield

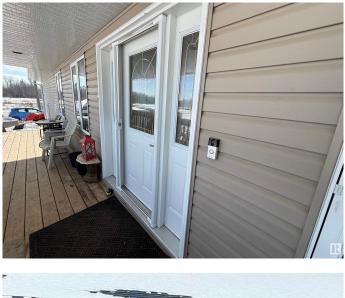
MLS® #E4424284

#### \$305,000

3 Bedroom, 3.50 Bathroom, 1,199 sqft Single Family on 0.00 Acres

Duffield, Duffield, AB

Lovely bungalow on a double lot with a fenced yard. This corner lot is only 2 blocks from the local school & near a convenience store. This home boasts a very large kitchen with lots of cabinet storage, large corner pantry with upgrades to cabinets completed fall of 2024. Newer stainless steel appliances make this kitchen a great space. Two primary bedrooms with ensuites with floor to ceiling tile are located on the main floor with an additional half bath. Perfect size living room with a built in AC/Heating unit provides the perfect temperature all year. Located off the living room is a sunroom to enjoy a morning coffee. In the finished basement ceramic tiles greet you before entering the 3rd bedroom with walk in closet and 3 pc bath along with laundry facilities. A large family room, bar and sitting area await to be used for entertaining family and friends. The large oversize heated garage is a great space storage and mechanical repair needs. More pictures to come soon.





Built in 2008

#### **Essential Information**

MLS® #	E4424284
Price	\$305,000
Bedrooms	3
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,199
Acres	0.00
Year Built	2008
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**

Address	34 Railway Avenue
Area	Duffield
Subdivision	Duffield
City	Duffield
County	ALBERTA
Province	AB
Postal Code	TOE ONO

### Amenities

Amenities	Air Conditioner, Bar, Deck, Sunroom, Workshop
Parking	Double Garage Attached, Heated, Insulated, Over Sized

#### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

#### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Preserved Wood

## **Additional Information**

Date Listed	
Days on Market	
Zoning	

March 6th, 2025 29 Zone 90



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Listing information last updated on April 4th, 2025 at 8:32pm MDT