

\$395,000 - 614 3 Avenue, Dunmore

MLS® #A2231107

\$395,000

3 Bedroom, 2.00 Bathroom, 1,757 sqft

Residential on 0.67 Acres

NONE, Dunmore, Alberta

NEWLY REDUCED PRICE! Affordability & Accessibility define this home sitting on 2/3 of an acre. This Dunmore property has the convenience of not one step up anywhere.

That's correct, the yard, garage and main floor of the house are all on one level with no steps. Starting inside, there are three bedrooms, one full bathroom and one half bath with the main floor laundry in the same room. All these rooms have newer upgraded vinyl windows. The extra large kitchen and dining area flow right into the living room and have a great open feel that is enhanced by the extra large windows. The wood cabinets are in excellent condition, the appliances have been recently replaced, the paint and LED lighting is new and the living room carpet is new as well.

Another great feature of this home is the extra large entry way that leads on one side to the kitchen, the other side leads to the garage and the end leads outside to the carport. The oversized double garage was recently painted and has a new overhead heater. It's not a problem at all to keep five vehicles under a roof and still have space to tinker in comfort.

The rear yard is fully fenced and offers a nice view that goes across the prairie for miles. There are often horses grazing in the nearby pasture. The outside of the home has a newer roof and vinyl siding. Parking is abundant. You can even have a few chickens. New septic tank in field in April 2000. Septic cleaned yearly. Front lawn has a 4 zone in ground sprinkler system. New high efficiency furnace



March 2005 and A/C June 2007. New siding
June 2007. New roof Nov 2005.

Built in 1956

Essential Information

MLS® #	A2231107
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,757
Acres	0.67
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active

Community Information

Address	614 3 Avenue
Subdivision	NONE
City	Dunmore
County	Cypress County
Province	Alberta
Postal Code	T1B 0J9

Amenities

Parking	Attached Carport, Double Garage Attached, Heated Garage, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Range, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, Views, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

Additional Information

Date Listed	June 13th, 2025
Days on Market	67
Zoning	HR Hamlet Residential

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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