

# \$369,000 - 235 Aberdeen Avenue, Carbon

MLS® #A2241358

**\$369,000**

4 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.18 Acres

NONE, Carbon, Alberta

Welcome to 235 Aberdeen Avenue – A Picture-Perfect Bungalow on a Rare 7800sq ft, Double Corner Lot in Carbon, Alberta. If you’ve been dreaming of space, comfort, and small-town charm, this beautiful 5-bedroom bungalow on a rare double corner lot offers the best of all worlds. Thoughtfully updated and lovingly cared for, it’s a home that welcomes you in and invites you to stay.

Step inside and discover a light-filled main floor with NEWER WINDOWS, LVP FLOORING, and a stylishly RENOVATED WHITE KITCHEN WITH STAINLESS STEEL APPLIANCES that blends warmth and function. With three bedrooms upstairs and two more down, there’s room for the whole family or the flexibility to create a home office, gym, or guest retreat. The fully finished basement features EGRESS WINDOWS, giving you peace of mind and extra livability plus 2 storage rooms.

Comfort is built into every corner, with central AIR CONDITIONING to keep you cool through Alberta’s hot summers and new attic insulation to keep things cozy and efficient in the winter.

Outside, the expansive DOUBLE LOT offers a dream yard with endless potential – whether you’re gardening, hosting summer BBQs, or simply enjoying the quiet that Carbon is known for. Tucked into the back is a POWERED GARDEN SHED, perfect for tools, hobbies, or weekend projects. The 325 sq ft



attached garage gives you even more room for parking, storage, or tinkering with your toys. Power and gas has been run underground to the back of the yard for your potentially new garage.

Youâ€™ll love the locationâ€”just a 1-minute walk to the local elementary school, year round maintained walking paths, community pool, skating rink, curling rink, 4 restaurants and the communityâ€™s scenic views. This isnâ€™t just a homeâ€”itâ€™s a lifestyle. One filled with fresh air, wide-open spaces, and the kind of peace only a small town can offer.

Donâ€™t miss your chance to own this one-of-a-kind property in the heart of Carbon, AB. Book your private tour of 235 Arberdeen Avenue todayâ€”and fall in love with your next chapter.

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241358    |
| Price          | \$369,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,179       |
| Acres          | 0.18        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 235 Aberdeen Avenue |
| Subdivision | NONE                |

|             |                 |
|-------------|-----------------|
| City        | Carbon          |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M 0L0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Garden, Few Trees |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Siding   |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 2               |
| Zoning         | RG              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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