

# \$224,900 - 102 Paulson Street, Kingman

MLS® #A2206687

**\$224,900**

4 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.31 Acres

NONE, Kingman, Alberta

This hidden gem, with strong bones and oozing potential, is tucked away in the Hamlet of Kingman, just over 20 minutes to Camrose, 50 minutes to Sherwood Park and an hour to Edmonton. Boasting a generous 1380 sq ft, 4 bedrooms and 2.5 bathrooms, there's room for any growing family to spread out. Needing some TLC and updating, there is a huge potential to make this once custom home stunning again. The kitchen features a brick-faced oven/stove surround, peninsula styled lay-out and solid wood cabinetry. And a huge living room on the main floor can fit the biggest of sectionals... perfect for entertaining! The master bedroom retreat is complete with a traditional closet as well as good sized walk-in closet and a 2-piece ensuite. Another bedroom and 4-piece bathroom complete the main-floor. Downstairs, you will find a dry-bar and wood burning fireplace, pool table area as well as another big living space. Completing the basement are 2 bedrooms and a 4-piece bathroom. Laundry is located at the landing of the back-door. And don't forget about the 30x37' detached garage... a dream for those who love to tinker! The yard is mature, with lots of trees for privacy and overlooking a field to the side- this property is actually 4 lots big!

Built in 1976

## Essential Information

MLS® #

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Price	\$224,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.31
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	102 Paulson Street
Subdivision	NONE
City	Kingman
County	Camrose County
Province	Alberta
Postal Code	T0B 2M0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
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Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	5
Zoning	UR- Urban Residential

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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