

# \$749,900 - 704 1 Avenue, Dalroy

MLS® #A2211271

## \$749,900

4 Bedroom, 2.00 Bathroom, 1,416 sqft  
Residential on 1.17 Acres

NONE, Dalroy, Alberta

Welcome to this lovely bungalow situated on 1.17 acres in the hamlet of Dalroy in Wheatland County. This home is complete with a double 21x21 attached garage, as well as a 34x46 shop with radiant heat. The house has a lovely floor plan with 3 large bedrooms on the main. The primary will accommodate king furniture and features a 3 piece bath. The kitchen is a cooks dream with loads of cupboards and counter space, and a nice dining area. The lovely living room has a corner fireplace for those cozy movie nights. There is also main floor laundry and a 4 piece bath. The lower is partially finished with another bedroom (window not egress to todays code), family room, flex room and just waiting your finishing touches. The east fenced yard is awesome and leads you to your shop. There is a front west viranda, as well as 2 other decks for you to enjoy your summer days on. This home is a must see!!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211271  |
| Price          | \$749,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,416     |
| Acres          | 1.17      |



|            |             |
|------------|-------------|
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 704 1 Avenue      |
| Subdivision | NONE              |
| City        | Dalroy            |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T2P2G7            |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                 |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Additional Parking |
| # of Garages   | 2                                                                                  |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                    |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                  |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Yard, Front Yard, Landscaped, Level |
| Roof              | Asphalt Shingle                          |
| Construction      | Wood Frame                               |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | HR               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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