

# \$275,000 - 109 First Avenue S, Wimborne

MLS® #A2221008

**\$275,000**

4 Bedroom, 2.00 Bathroom, 2,353 sqft

Residential on 0.14 Acres

NONE, Wimborne, Alberta

There are always two sides to a story. This spacious and functional 2-storey Home tells a great story of numerous updates, a large double lot fully fenced with a large dual door shed that measures 8'X20'. Nestled in the quiet and quaint hamlet of Wimborne, this home offers 4 large bedrooms on the upper level and two 3pc. baths on the main and upper level with a huge 2-seat soaker tub on the upper level with a skylight pouring in natural light. Mechanical upgrades to a high-efficiency furnace and on-demand water heater, some vinyl windows, cabinets and counter tops in the kitchen, newer siding and shingles, a 16'X26' deck, and a bonus 8'X16' Romeo & Juliet balcony off of the primary bedroom. This lovely family home has lots of space and a functional spacious layout to live the country lifestyle with the benefits of town services

Built in 1988

## Essential Information

MLS® #	A2221008
Price	\$275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,353
Acres	0.14
Year Built	1988



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	109 First Avenue S
Subdivision	NONE
City	Wimborne
County	Kneehill County
Province	Alberta
Postal Code	T0M2G0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Off Street, On Street, Parking Pad, Side By Side, Stall

### Interior

Interior Features	Ceiling Fan(s), French Door, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Wood Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Fire Pit, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	2
Zoning	R1

## **Listing Details**

Listing Office	RE/MAX real estate central alberta
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