

# \$360,000 - 228 1 Street E, Duchess

MLS® #A2229916

**\$360,000**

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.21 Acres

NONE, Duchess, Alberta

Here is the one youâ€™ve been waiting for in DUCHESS!! This whimsical home is as welcoming as the trees that it lies beneath. Youâ€™ll feel right at home from the moment you step inside this meticulous 4 bedroom, 3 bath, bi-level property. Impressive in all of the ways you're least expecting (and some that you are), this home has the perfect mix of current style and timeless beauty. A \*must see\* in person, the entry is adorned with stunning, vertical mahogany wood feature walls and open tread stairs. Far before it's time and highly sought, these features are show-stopping! A gorgeous stone fireplace immediately draws your attention to the centre of the main living area and instantly takes your eye to the top of the vaulted ceilings. Updated vinyl plank flooring and neutral paint flow seamlessly throughout the main floor, including 3 bedrooms, the main bathroom and a 2 pc ensuite. Downstairs (via your choice of 2 sets of stairs) is a spacious basement with a bedroom (or flex space) with a 2 pc bathroom, a family room with wood burning fireplace, storage, utility room, laundry and cold storage. The tranquility of this yard is right from a story book... With a large deck for relaxing and barbecuing, garden beds, brick & rock work and a great variety of mature trees, this is what back yard dreams are made of! In the front, the curved driveway adds a unique curb appeal and provides ample off street parking along with the single attached garage. Bonus... a metal roof means you don't have to



worry about replacing shingles. It's time to get moving to Duchess!

Built in 1964

**Essential Information**

MLS® #	A2229916
Price	\$360,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,291
Acres	0.21
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	228 1 Street E
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T0J0Z0

**Amenities**

Parking Spaces	5
Parking	Off Street, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Gentle Sloping, Private, Rectangular Lot, Treed
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	8
Zoning	R-1

## Listing Details

Listing Office	Real Estate Centre
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