

# \$349,000 - 221 Frederick Avenue W, Standard

MLS® #A2181263

**\$349,000**

3 Bedroom, 1.00 Bathroom, 1,019 sqft

Residential on 0.22 Acres

NONE, Standard, Alberta

CHECK OUT THE VIRTUAL TOUR! Built in 1964, this beautifully renovated home is located on a 75' x 130' landscaped lot in the quaint Village of Standard, approximately one hour East of Calgary. Freshly painted in a warm, neutral tone, renovations include laminate flooring throughout, a new countertop, backsplash and sink in the spacious kitchen which also includes a new electric stove and a convenient pantry. There are new baseboards and trim throughout the home which also boasts new windows and a new door on the east side. The renovated bathroom includes a new vanity, a walk-in shower and a GFCI outlet. In the basement, it features a partially finished bedroom, a new hot water tank and the high efficiency furnace was installed in 2014. The shingles were replaced in 2016. A new sewer pipe leading out to the street has been installed. All of the electrical has been upgraded. The exterior has been freshly painted and the 13'6" x 21'7" garage is the perfect addition to this property. Vacant and easy to show!

Built in 1964

## Essential Information

MLS® #	A2181263
Price	\$349,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,019
Acres	0.22
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	221 Frederick Avenue W
Subdivision	NONE
City	Standard
County	Wheatland County
Province	Alberta
Postal Code	T0J 3G0

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Laminate Counters, No Animal Home, See Remarks
Appliances	Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 27th, 2024
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Days on Market	143
Zoning	Residential

## Listing Details

Listing Office	Royal LePage Benchmark
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