

# \$334,900 - 417 Railway Avenue, Scandia

MLS® #A2175028

## \$334,900

3 Bedroom, 2.00 Bathroom, 1,163 sqft  
Residential on 0.40 Acres

NONE, Scandia, Alberta

Welcome to 417 Railway Avenue, Scandia. This property will WOW you from top to bottom, inside and out! Completely renovated with no expense spared and no corners cut. No where will you find a more affordable BRAND NEW home combined with the bones built and proven to stand the test of time. Historically, the original Wheat Pool house, nestled in one of the most peaceful communities with beautiful park like views from every window youâ€™ll feel right at home here. From the moment you arrive you appreciate the look and style of this charming home and its newly renovated one car garage that has 220 amp power installed. The chosen palette is oh so handsome with itâ€™s midnight blue vinyl siding, classy red doors, large bright white vinyl windows and trim all capped with its new attractive metal roof and conveniently wrapped on three sides by the new wood deck. Did I mention that itâ€™s all BRAND NEW?! Inside this masterpiece you will find more new EVERYTHING!! The back porch is a perfect welcome to the home where youâ€™ll find plenty of room to get in the door, kick off your shoes and hang your coat. In here you will find the brand new, relocated electrical panel that supplies the power to the home all via brand new wiring throughout. Right off the back entry youâ€™ll enjoy the bright open concept main living area of the home. The kitchen boasts brand new appliances with the exception of the fridge, custom cabinetry, quartz countertops and



convenient built ins to make working in this space a breeze. There is plenty of space for a family sized table in the dining room or enjoy sitting up to the island for a more casual dining experience. Just off the kitchen is the main floor 5 piece bathroom with gorgeous tile work and space saving custom cabinets for storage. The main floor living area will host your furniture quite nicely providing a perfect space for your family and friends to gather. Have you noticed all the brand new windows? How about the brand new doors, commercial grade vinyl plank flooring, custom trim, fixtures, paint, and all new plumbing. Just off the living room is a good sized bedroom with sliding barn doors and thoughtful closet built in. The front entrance also off the living room is bright, spacious, and doubles as the main floor laundry room. Heading up the gorgeous set of stairs youâ€™ll find 2 more bedroom spaces, a 2 piece bathroom and more thoughtful space saving built ins. The basement is a blank slate ready for your creative finishing touch. It has been prepped with legal egress windows to accommodate two more bedrooms and plumbed for another bathroom. The utility room houses the high efficiency furnace, new hot water tank, new sump pump with installed alarm system as well the roughed in baselines floor heating system. Ask about the MGO basement system and how it was professionally engineered and carried out or schedule a showing and thumb through the provided materials detailing the process, it's just too grand to mention here.

Built in 1948

### **Essential Information**

MLS® #	A2175028
Price	\$334,900
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.40
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	417 Railway Avenue
Subdivision	NONE
City	Scandia
County	Newell, County of
Province	Alberta
Postal Code	T0J 2Z0

### Amenities

Parking Spaces	4
Parking	Off Street, 220 Volt Wiring, Additional Parking, Gravel Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Built-in Features, Kitchen Island, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator
Heating	Forced Air, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, Back Yard, Few Trees, Front Yard
Roof	Metal

Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

**Additional Information**

Date Listed	October 23rd, 2024
Days on Market	194
Zoning	R-HAM

**Listing Details**

Listing Office	Royal LePage Community Realty
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