

# \$496,000 - 312 Main Street, New Norway

MLS® #A2205370

## \$496,000

4 Bedroom, 2.00 Bathroom, 3,574 sqft

Residential on 0.21 Acres

New Norway, New Norway, Alberta

This remarkable 2007-built house offers an exceptional opportunity for both living and working. The main floor offers an open-concept layout with 2 bedrooms, 1 bathroom, a full kitchen, dining and living spaces, and a laundry/storage room. Its industrial aesthetic is balanced by warmth and spaciousness, with views of a nearby community playground. The second-floor has a private side entrance, leading to an industrial-modern open-concept living space. With gorgeous hardwood floors, huge windows, and an on-trend kitchen, a dream for anyone who loves to cook and entertain. The kitchen features ample cabinet space, open shelving, a beautiful backsplash, a countertop stove, and a double oven—perfect for any culinary enthusiast. There's a spacious primary bedroom, a guest room, an office, a storage room, and a luxurious 4-piece bathroom/laundry room with marble tile and 7 feet of countertop space, ideal for folding laundry.

The 42 x 40 heated garage/shop has access to both upper & main floor units and is ideal for a variety of uses, whether you're working on vehicles, projects, home gym or need additional storage. With 17-foot ceilings, dual floor sumps, and a 12x14 overhead door, the space accommodates all kinds of vehicles and equipment. The garage also boasts a high-velocity fan heating system and a convenient storage area/office at the back. The garage contains the home's 200-amp,



3-phase electrical panel, supporting energy efficiency throughout the property. Hot water tanks are located in the utility room, ensuring optimal functioning for the entire home. The home's exterior is just as inviting, with a charming front door, stylish lighting, and flower boxes that create a welcoming atmosphere.

For those with a green thumb, the fully fenced side yard includes custom-built planter boxes perfect for gardening, while a convenient gate provides access for RV or boat parking. Additional storage is available in the 12x12 shed with a roll-up door, ideal for tools and equipment.

Located in the vibrant New Norway community, this property offers the best of both worlds: a peaceful place to live and a perfect spot to work. With a fantastic school and various amenities nearby, it's an excellent location to raise a family and enjoy a balanced lifestyle. This rare find is one you'll want to see.

Built in 2007

**Essential Information**

MLS® #	A2205370
Price	\$496,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,574
Acres	0.21
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	312 Main Street
Subdivision	New Norway
City	New Norway
County	Camrose County
Province	Alberta
Postal Code	T0B 3L0

### **Amenities**

Parking Spaces	4
Parking	Quad or More Attached
# of Garages	4

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Radiant
Cooling	Wall Unit(s)
Basement	None

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	39
Zoning	110 residential

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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