

# \$259,000 - 109 First Avenue S, Wimborne

MLS® #A2221008

**\$259,000**

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          | \$259,000 |
| 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, Water Connected, Garbage Collection, Phone Connected, Sewer Connected |
| Parking Spaces | 2                                                                                                                   |
| Parking        | Stall, Concrete Driveway, Front Drive, Off Street, On Street, Parking Pad, Side By Side                             |

### Interior

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

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 176            |
| Zoning         | R1             |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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