$475,000 - 230 Frederick Avenue W, Standard

MLS® #A2259485

$475,000

6 Bedroom, 2.00 Bathroom, 1,060 sqft
Residential on 0.30 Acres

NONE, Standard, Alberta

Open House on Sunday September 28 at 2pm-4pm!!!! Discover the perfect blend of small-town charm and spacious living in the peaceful village of Standard, AB â€" just 20 minutes east of Strathmore. This 6-bedroom, 2-bathroom bungalow offers over 2,400 sq ft of developed living space spread across two lots (13,000+ sq ft!) â€" ideal for families, hobby gardeners, or anyone seeking room to breathe.

Step into the bright, open-concept main floor featuring LVP flooring, a functional kitchen with walk-in pantry & extra storage, and two generous bedrooms. The fully developed basement offers 4 additional bedrooms, a cozy family room, massive laundry room, and a soundproofed utility room â€" perfect for multigenerational living or rental potential.

But the true showstopper? Your private oasis. A cedar-built sunroom houses a built-in hot tub with mood lighting, speakers, and a gas fireplace â€" your year-round escape. Entertain on the spacious 12â€™x20â€™ deck, gather around the outdoor fireplace, or harvest fresh apples, cherries, and veggies from your manicured backyard and garden beds.

Thereâ€™s room for 9 vehicles with a single garage, portable garage, and ample off-street parking â€" perfect for RVs or guests. Upgrades include a 6-year-old furnace, new

hot water tank, dishwasher, fresh paint and floor in the main floor/basement, brand new windows in the basement and the basement was developed 4yrs ago.

Live in a community that feels like home â€" with access to school (bused to Wheatland Crossing Kâ€"12), ATB bank, grocery store, hockey/curling rink, daycare, library, sports fields, and even a local rodeo. Explore the volunteer-built Memory Lane Park/walking path and embrace the togetherness that defines this growing rural hub.

 Ready to see it in person? Schedule your private tour today and come experience why so many are choosing to call Standard, Alberta home.

Built in 1956

Essential Information

MLS® #	A2259485
Price	$475,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.30
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	230 Frederick Avenue W
Subdivision	NONE
City	Standard
County	Wheatland County

Province	Alberta
Postal Code	T0J 3G0

Amenities

Parking Spaces	9
Parking	Additional Parking, Alley Access, Driveway, Off Street, On Street, Outside, RV Access/Parking, Side By Side, Single Garage Attached, Asphalt, Drive Through, Gated, RV Gated
# of Garages	2

Interior

Interior Features	Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings, Water Purifier
Heating	Forced Air, Natural Gas, Humidity Control, Mid Efficiency
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Sloped Down, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	CIR Realty