

# \$409,000 - 102 Railway Avenue E, Arrowwood

MLS® #A2242786

**\$409,000**

2 Bedroom, 2.00 Bathroom, 1,647 sqft

Residential on 0.26 Acres

NONE, Arrowwood, Alberta

\*\*\*OPEN HOUSE AUG 16

CANCELLED\*\*\*Check out this beautifully maintained home in the charming community of Arrowwood. Walking up the front yard full of landscaped space to enjoy you enter the large open living area with soaring vaulted ceilings, great fireplace, easy access to the back yard, a chef's Kitchen with gas stove, granite counters and plenty of storage. The primary retreat is massive with a huge ensuite and walk-in closet. The main floor is finished off by a large secondary bedroom, 4 PC bathroom, and laundry room. The floors in the bathrooms and laundry have just been updated to beautiful vinyl - just move in and enjoy. The basement is ready for your plan and offers another 1,480 sq ft of space. The yard is 0.26 acres backing onto green space. You can enjoy easy access to all of the businesses Arrowwood has to offer including a excellent restaurant, ATB Agency, Pharmacy and Medical Clinic, Hardware/Convenience Store and Tire Shop. The village also has a K-9 School and Community Library!

Built in 2000

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2242786  |
| Price     | \$409,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,647       |
| Acres          | 0.26        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 102 Railway Avenue E |
| Subdivision | NONE                 |
| City        | Arrowwood            |
| County      | Vulcan County        |
| Province    | Alberta              |
| Postal Code | T0L 0B0              |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 4                                        |
| Parking        | Driveway, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                   |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                           |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Garden                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, Treed |
| Roof              | Asphalt Shingle                                                               |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 25              |
| Zoning         | RESIDENTIAL R   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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