

# \$199,999 - 104 3 Street, Cluny

MLS® #A2245439

**\$199,999**

3 Bedroom, 2.00 Bathroom, 1,482 sqft

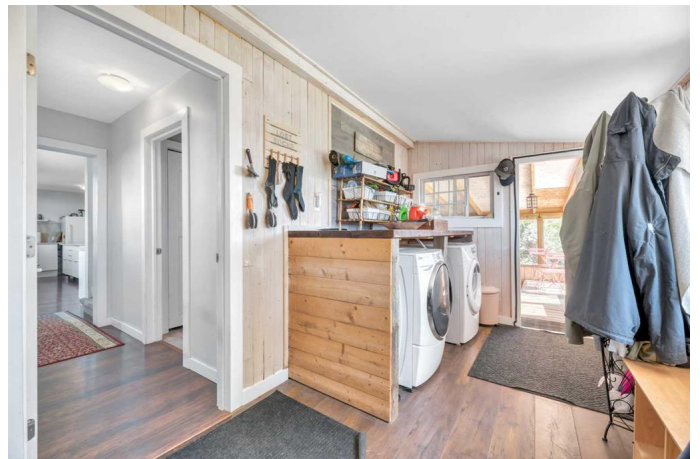
Residential on 0.15 Acres

NONE, Cluny, Alberta

Step into this inviting 1930's character home where timeless charm blends seamlessly with modern touches. The spacious, light-filled layout features a beautifully refreshed kitchen with ample cabinetry, generous counter space, a centre island – perfect for family gatherings or casual entertaining. The main floor also offers a comfortable bedroom, an updated three-piece bath with stylish new fixtures, and an oversized laundry/mudroom that's both practical and family-friendly.

Upstairs, you'll find the primary bedroom, a second bedroom, and a thoughtfully updated three-piece bathroom complete with a freestanding tub – an ideal retreat after a long day. Upgrades include updated electrical and plumbing, a new furnace and roof, some newer windows, improved insulation, and drywall in place of original lathe and plaster.

Outside, enjoy the charm of a covered front porch, a large fenced yard with raised garden beds, and plenty of space to play, relax, or create your own backyard vision. Homes with this much land at this price are a rare find – and with Cluny just 30 minutes from Strathmore, you'll enjoy the peace of small-town living with an easy commute to all amenities. Added bonus – no water bills! You'll have your own water well plus a water purification system. Whether you're a first-time buyer, looking to downsize and escape the city, or simply seeking a quiet



piece of serenity in the country, this kind of value doesnâ€™t come along very often!

Built in 1930

**Essential Information**

MLS® #	A2245439
Price	\$199,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	0.15
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	104 3 Street
Subdivision	NONE
City	Cluny
County	Wheatland County
Province	Alberta
Postal Code	T0J 0S0

**Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Laminate Counters, See Remarks
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Window Coverings
Heating	Forced Air, Electric
Cooling	None
Has Basement	Yes

Basement                      Partial, Unfinished

**Exterior**

Exterior Features      Fire Pit, Garden  
Lot Description        Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction           Concrete, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              August 8th, 2025  
Days on Market        2  
Zoning                    HRG Hamlet

**Listing Details**

Listing Office            RE/MAX Complete Realty

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