

# \$399,999 - 614 3 Avenue, Dunmore

MLS® #A2231107

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,757 sqft

Residential on 0.67 Acres

NONE, Dunmore, Alberta

NEWLY REDUCED PRICE! Affordability & Accessibility define this home sitting on 2/3 of an acre. This Dunmore property has the convenience of not one step up anywhere.

That's correct, the yard, garage and main floor of the house are all on one level with no steps. Starting inside, there are three bedrooms, one full bathroom and one half bath with the main floor laundry in the same room. All these rooms have newer upgraded vinyl windows. The extra large kitchen and dining area flow right into the living room and have a great open feel that is enhanced by the extra large windows. The wood cabinets are in excellent condition, the appliances have been recently replaced, the paint and LED lighting is new and the living room carpet is new as well. Another great feature of this home is the extra large entry way that leads on one side to the kitchen, the other side leads to the garage and the end leads outside to the carport. The oversized double garage was recently painted and has a new overhead heater. It's not a problem at all to keep five vehicles under a roof and still have space to tinker in comfort. The rear yard is fully fenced and offers a nice view that goes across the prairie for miles. There are often horses grazing in the nearby pasture. The outside of the home has a newer roof and vinyl siding. Parking is abundant.

Built in 1956

## Essential Information



|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2231107                              |
| Price          | \$399,999                             |
| Bedrooms       | 3                                     |
| Bathrooms      | 2.00                                  |
| Full Baths     | 1                                     |
| Half Baths     | 1                                     |
| Square Footage | 1,757                                 |
| Acres          | 0.67                                  |
| Year Built     | 1956                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, Cottage/Cabin |
| Status         | Active                                |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 614 3 Avenue   |
| Subdivision | NONE           |
| City        | Dunmore        |
| County      | Cypress County |
| Province    | Alberta        |
| Postal Code | T1B 0J9        |

### Amenities

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Parking      | Double Garage Attached, Heated Garage, Off Street, Parking Pad, Attached Carport |
| # of Garages | 2                                                                                |

### Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | Open Floorplan                            |
| Appliances        | Dishwasher, Range, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas                   |
| Cooling           | Central Air                               |
| Basement          | None                                      |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                                 |
| Lot Description   | Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                         |

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation   | Other        |

**Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | June 13th, 2025       |
| Days on Market | 56                    |
| Zoning         | HR Hamlet Residential |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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