

\$299,900 - 201 Bruce Avenue, Carbon

MLS® #A2160252

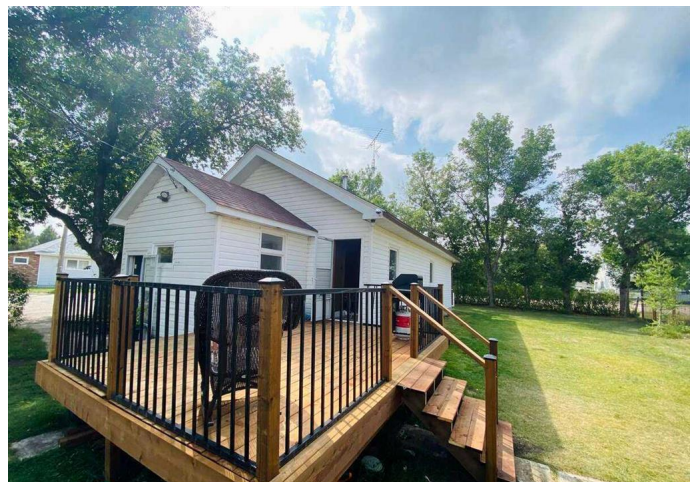
\$299,900

3 Bedroom, 2.00 Bathroom, 1,182 sqft
Residential on 0.27 Acres

NONE, Carbon, Alberta

For more information, please click on Brochure button below.

Welcome to 201 Bruce Ave! Located in the quaint village of Carbon, this 1923 bungalow sits on a large 0.2 acre lot and borders a K-9 school, large playground, a seasonal outdoor pool, hockey rink, and track! The main floor has two bedrooms and a den, a main bath, and sizeable kitchen and living room. Off of the dining room is a new deck which overlooks the schoolyard and playground. Downstairs, you will find the third bedroom and additional living/rec room, large bathroom, storage room, and root cellar. Outside, there is a large driveway leading to a two-car garage. To the East, a fenced 2100 sqft garden boasts raised garden beds, a large established asparagus patch, and a pergola/fire pit area. The Village recently approved an urban hen project and the house is already complete with a chicken coop and laying hens, which can be sold with the property. Recent improvements include upgraded electrical panel (2023) and new hot water tank (2024). The Village of Carbon is located 1 hour northeast of Calgary and is a short 25 minute commute to either Drumheller or Three Hills.



Built in 1923

Essential Information

MLS® #	A2160252
Price	\$299,900

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,182
Acres	0.27
Year Built	1923
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	201 Bruce Avenue
Subdivision	NONE
City	Carbon
County	Kneehill County
Province	Alberta
Postal Code	T0M 0L0

Amenities

Parking Spaces	6
Parking	Parking Pad, Double Garage Detached
# of Garages	2

Interior

Interior Features	Pantry
Appliances	Microwave, Refrigerator, Window Coverings, Oven, Stove(s), Washer/Dryer Stacked
Heating	Natural Gas, Standard
Cooling	None
Has Basement	Yes
Basement	Partially Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Many Trees, Yard Lights
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 24th, 2024
Days on Market	224
Zoning	R1

Listing Details

Listing Office	Easy List Realty
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