

# \$299,900 - 104 1 Street E, Chancellor

MLS® #A2204595

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,304 sqft  
Residential on 1.04 Acres

NONE, Chancellor, Alberta

Welcome to Chancellor. A little off the beaten path in the prairies, this 1300 sf bungalow is ideal for anyone looking for quiet, country air, and space for a big garden and shop. Once upon a time this property was purchased to become a weekend getaway from the hustle of the busy city life, but in time the charm was stronger than the desire to be in the city or smaller towns and so, this became a full time residence for the owners. The original structure saw an addition of 2 bedrooms and a full bath with the original home containing a full basement which currently has a bedroom and bathroom and mostly, storage. However, leave the cold room as such and with a small amount of framing and wall board and flooring, you can have a nice recreation or family room. The main floor living area is open concept with copious windows and natural light. There is a fantastic view of the many flower gardens from the deck on the west side accessed from the dining room. If you live in Alberta, you know even in the summer some mornings can be chilly. The main living area can be quickly warmed with the quaint gas stove - just turn it on for a few moments to take the chill out of the air! No need to turn on the furnace. Of course this also is a great feature for those wintery days too. While this was home for some time to a lady who was known by many, she now leaves this space for someone else to enjoy. Where is such a gem located? A 25 minute drive from Strathmore and under an hour from Calgary. There is a convenience



store for essentials in the Village of Hussar just a short drive to the East. This home is available for a quick possession so you can do some personal rejuvenations to the home as the months warm up and also to enjoy this amazing yard over the summer. Please contact your Realtor for viewing!

Built in 1976

### **Essential Information**

MLS® #	A2204595
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,304
Acres	1.04
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	104 1 Street E
Subdivision	NONE
City	Chancellor
County	Wheatland County
Province	Alberta
Postal Code	T0J 3G0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad
# of Garages	4

### **Interior**

Interior Features	Open Floorplan, See Remarks, Vinyl Windows, Stone Counters
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Appliances	Built-In Oven, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Garden, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	15
Zoning	HRG

## Listing Details

Listing Office	CIR Realty
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