

# \$749,900 - 704 1 Avenue, Dalroy

MLS® #A2211271

## \$749,900

4 Bedroom, 2.00 Bathroom, 1,416 sqft

Residential on 1.17 Acres

NONE, Dalroy, Alberta

Welcome to this lovely bungalow situated on 1.17 acres in the hamlet of Dalroy in Wheatland County. This home is complete with a double 21x21 attached garage, as well as a 34x46 shop with radiant heat. The house has a lovely floor plan with 3 large bedrooms on the main. The primary will accommodate king furniture and features a 3 piece bath. The kitchen is a cooks dream with loads of cupboards and counter space, and a nice dining area. The lovely living room has a corner fireplace for those cozy movie nights. There is also main floor laundry and a 4 piece bath. The lower is partially finished with another bedroom (window not egress to todays code), family room, flex room and just waiting your finishing touches. There is also a rough in for a bathroom. The east fenced yard is awesome and leads you to your shop. There is a front west viranda, as well as 2 other decks for you to enjoy your summer days on. This home is a must see!!

Built in 1979

## Essential Information

MLS® #	A2211271
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,416



Acres	1.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	704 1 Avenue
Subdivision	NONE
City	Dalroy
County	Rocky View County
Province	Alberta
Postal Code	T2P2G7

### Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                11  
Zoning                              HR

**Listing Details**

Listing Office                    RE/MAX First

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