

228 1 Street E
Duchess, Alberta

MLS # A2229916

\$349,500



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,291 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Kitchen Appliances, Window Coverings, Shed

Here is the one you've been waiting for in DUCHESS!! This whimsical home is as welcoming as the trees that it lies beneath. You'll feel right at home from the moment you step inside this meticulous 4 bedroom, 3 bath, bi-level property. Impressive in all of the ways you're least expecting (and some that you are), this home has the perfect mix of current style and timeless beauty. A *must see* in person, the entry is adorned with stunning, vertical mahogany wood feature walls and open tread stairs. Far before it's time and highly sought, these features are show-stopping! A gorgeous stone fireplace immediately draws your attention to the centre of the main living area and instantly takes your eye to the top of the vaulted ceilings. Updated vinyl plank flooring and neutral paint flow seamlessly throughout the main floor, including 3 bedrooms, the main bathroom and a 2 pc ensuite. Downstairs (via your choice of 2 sets of stairs) is a spacious basement with a bedroom (or flex space) with a 2 pc bathroom, a family room with wood burning fireplace, storage, utility room, laundry and cold storage. The tranquility of this yard is right from a story book... With a large deck for relaxing and barbecuing, garden beds, brick & rock work and a great variety of mature trees, this is what back yard dreams are made of! In the front, the curved driveway adds a unique curb appeal and provides ample off street parking along with the single attached garage. Bonus... a metal roof means you don't have to worry about replacing shingles. It's time to get moving to Duchess!