

### 3 Long Pine Court Duchess, Alberta

MLS # A2257502

# \$300,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Treed		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Other, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RES
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Separate Entrance		

**Inclusions:** Wood Stove (AS IS), 2 Fridge, 2 Stove, 2 Washer, 2 Dryer, Dishwasher

Welcome to 3 Long Pine Court, a spacious home on a massive corner lot in the charming community of Duchess. Offering over 1,600 sq ft of living space on the main floor plus an attached double garage, this property is an excellent fit for families or anyone who loves to entertain. The versatile three bedroom main floor layout allows for two living rooms or two dining areas, giving you plenty of options to create the spaces that suit your lifestyle. The two bedroom lower level is fully developed with a second kitchen and a separate entry—perfect for extended family, guests, or additional rental potential. You’ll also appreciate the convenience of two laundry areas, one on each level. This home comes with many great features, including a durable metal roof on the house, two newer furnaces (one for each level), and a brand-new hot water tank. Don’t miss this fantastic opportunity in Duchess—be sure to check out the virtual tour and see all this property has to offer.