

314 Mckinnon Drive  
Carseland, Alberta

MLS # A2281254



**\$470,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,002 sq.ft.  | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Door  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Lov |               |                   |

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                 | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet                                  | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                                    | <b>LLD:</b>       | 12-22-26-W4 |
| <b>Exterior:</b>   | Wood Frame                              | <b>Zoning:</b>    | HRGÂ Hamlet |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -           |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Pantry |                   |             |

**Inclusions:** N/A

A beautiful home located in Carseland AB. Priced to SELL! Move In NOW. Immediate Possession. Experience pride of ownership in this beautifully maintained, fully developed home located in the peaceful Small Town community of Carseland AB. With \$75,000 in recent upgrades, this property is move-in ready and waiting for you! This bright and spacious home features 4 bedrooms and 3 bathrooms, with upgraded flooring, windows, and appliances throughout. The east-facing deck (10' x 24') includes a natural gas hookup for your barbeque, while the west-facing backyard is perfect for enjoying the evening sun. Additional features include a double detached garage, rear alley access, and two off-street parking areas, along with front-access parking stalls. The private, landscaped yard offers plenty of space for relaxation or entertaining. Located just minutes from Carseland School (K&dash;6), Wyndham Park, the Bow River for fishing, and Speargrass Golf Course, this home offers the best of small-town living with quick access to amenities and recreation. Carseland is a friendly hamlet in Wheatland County, situated along Highway 24, approximately 23 km south of Cheadle and 26 km south of Strathmore. Commuters will appreciate being only minutes away from major employment opportunities including CGC Manufacturing (wallboard), De Havilland Canada, Phyto Organics, and Nutrien Plant. This upgraded home is move-in ready; come see why Carseland AB is the perfect place to call home!