

# \$625,000 - 840 Dufferin Street, Granum

MLS® #A2197213

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,686 sqft

Residential on 0.77 Acres

NONE, Granum, Alberta

Experience serene living with unobstructed hill views on this beautiful 0.77-acre property located on the west side of the charming hamlet of Granum. This remarkable home offers a perfect blend of comfort and elegance, featuring a spacious living room with a cozy corner wood-burning fireplace and expansive picture windows framing the breathtaking western landscape. The formal dining room provides an ideal setting for family gatherings, while the well-appointed kitchen boasts a breakfast nook, perfect for casual meals. Enjoy the added luxury of a sunroom, where you can relax and soak in the natural light. The master bedroom is a true retreat, offering ample space for a sitting area, a private 3-piece ensuite, and garden doors leading to an east-facing deck—an ideal spot for morning coffee or evening relaxation. The main floor also includes a 4-piece bathroom and a convenient laundry area in the spacious mudroom, which is just off the attached double garage. The fully developed basement offers additional living space, featuring two bedrooms, a family room, a sitting room, a 4-piece bathroom, and plenty of storage. There's truly space for the whole family. For those in need of a workshop, this property features a newly constructed, fully insulated, and heated shop with a 2-piece bathroom. With plenty of space for your tools and toys, and a drive-through driveway for added convenience, mature landscaping with drip system, this property offers an "almost" acreage living experience you'll love. Don't



miss the opportunity to make this stunning property your new home!

Built in 2006

### **Essential Information**

MLS® #	A2197213
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,686
Acres	0.77
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	840 Dufferin Street
Subdivision	NONE
City	Granum
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1A0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Microwave Hood Fan, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	102
Zoning	Res

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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