

# **\$305,000 - 314 Centre Street, Tilley**

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MLS® #A2215063

**\$305,000**

5 Bedroom, 2.00 Bathroom, 1,206 sqft  
Residential on 0.44 Acres

NONE, Tilley, Alberta

Welcome to this beautifully maintained and thoughtfully updated 5-bedroom, 2-bathroom home, perfect for growing families or multi-generational living. Set on two fenced lots, this property offers an expansive backyard oasis complete with a screened gazebo, chicken coop, dog run, gravel play area, and more!

Step inside to find a master suite featuring a walk-in closet and a private 4-piece ensuite. With three bedrooms upstairs and two downstairs, there's plenty of room for everyone. The basement, fully renovated in 2022, offers fresh, modern space, while the main level boasts brand-new flooring installed in 2024.

The kitchen shines with refinished oak cabinets, offering timeless warmth and charm. You'll appreciate the comfort and efficiency of a new high-efficiency furnace, A/C, and Navien tankless hot water system with a circulation loop—ensuring hot water is always ready when you need it.

Outside, enjoy a new fence (installed fall 2023), underground sprinklers, and fresh sod for a lush green yard. A tin roof provides peace of mind for years to come, and extra storage is available with a shed, lean-to, and dedicated storage room.

This is more than a home—it's a lifestyle. Don't miss the chance to make it yours!

Built in 1985



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215063    |
| Price          | \$305,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,206       |
| Acres          | 0.44        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 314 Centre Street |
| Subdivision | NONE              |
| City        | Tilley            |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 3K0           |

## Amenities

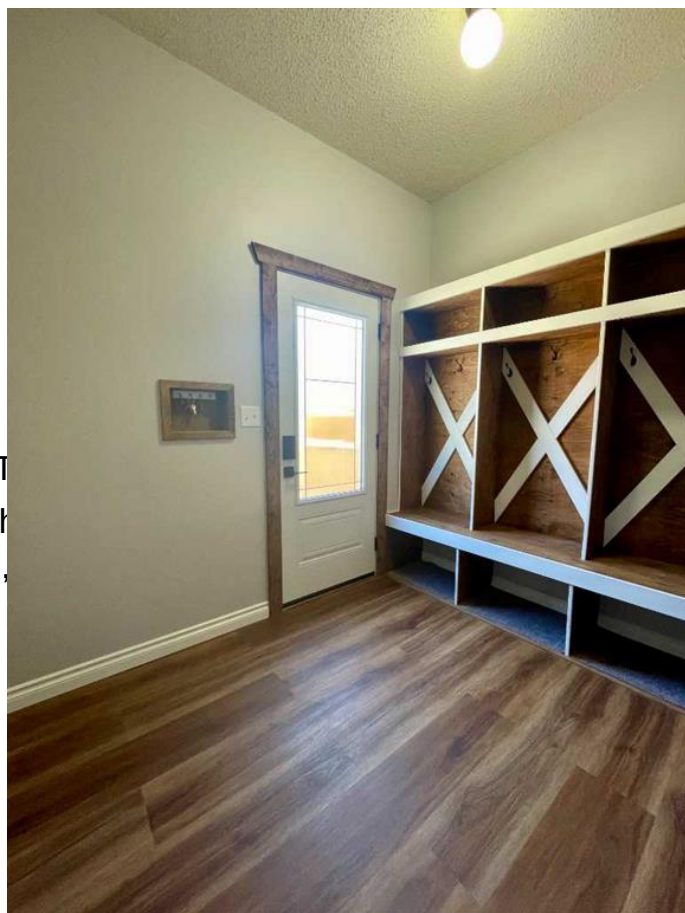
|                |             |
|----------------|-------------|
| Parking Spaces | 6           |
| Parking        | Parking Pad |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Closet Organizers, Soaking T                                |
| Appliances        | Central Air Conditioner, Dish<br>Water, Microwave Hood Fan, |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | Central Air                                                 |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Dog Run, Storage                     |
| Lot Description   | Gazebo, Lawn, Underground Sprinklers |
| Roof              | Metal                                |



|              |                 |
|--------------|-----------------|
| Construction | Other           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | Residential      |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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