

\$360,000 - 228 1 Street E, Duchess

MLS® #A2229916

\$360,000

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.21 Acres

NONE, Duchess, Alberta

Here is the one youâ€™ve been waiting for in DUCHESS!! This whimsical home is as welcoming as the trees that it lies beneath. Youâ€™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!

Built in 1964

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2229916 |
| Price | \$360,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,291 |
| Acres | 0.21 |
| Year Built | 1964 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 228 1 Street E |
| Subdivision | NONE |
| City | Duchess |
| County | Newell, County of |
| Province | Alberta |
| Postal Code | T0J0Z0 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 5 |
| Parking | Off Street, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Storage |
| Appliances | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|-----------------|-------------------|
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Storage, Garden, Private Entrance |
| Lot Description | Back Lane, Back Yard, Gentle Sloping, Private, Rectangular Lot, Treed |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 58 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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