

# \$230,000 - 118 Grand Avenue, Carmangay

MLS® #A2237476

## \$230,000

5 Bedroom, 1.00 Bathroom, 1,356 sqft  
Residential on 0.20 Acres

NONE, Carmangay, Alberta

Welcome to 118 Grand Ave in the peaceful village of Carmangay! This charming 3-bedroom home sits on a large, beautifully enclosed lot, surrounded by mature lilac bushes and a front fence that adds privacy and curb appeal. The home blends timeless character with meaningful upgrades, including a new roof (2022), updated windows, new flooring, and modern appliances (2021).

Inside, youâ€™ll find 1 full bathroom, a bright and functional main floor layout, and a solid cinder block basement with higher ceilingsâ€”great for storage or future development!

Out back, enjoy the oversized detached double garage, complete with built-in shelving! A 2011 travel trailer is also included, offering extra space or great guest accommodations.

Water, sewer, and garbage services are managed by the village, and the home features classic wood siding and a warm, inviting feel throughout. Built in 1937, itâ€™s a well-kept property with space, charm, and room to grow.

If youâ€™re looking for an affordable home with character and bonus featuresâ€”this oneâ€™s a must-see!

Built in 1937



## Essential Information

MLS® #	A2237476
Price	\$230,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,356
Acres	0.20
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	118 Grand Avenue
Subdivision	NONE
City	Carmangay
County	Vulcan County
Province	Alberta
Postal Code	T0L 0N0

## Amenities

Parking Spaces	4
Parking	None

## Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
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Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Zoning	R

### **Listing Details**

Listing Office	Grassroots Realty Group
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