

\$365,000 - 302 Empress Avenue, Monarch

MLS® #A2239671

\$365,000

3 Bedroom, 2.00 Bathroom, 1,762 sqft

Residential on 0.13 Acres

NONE, Monarch, Alberta

This charming two-storey home in the peaceful town of Monarch is brimming with character and recent upgrades. Offering 1,762 sq ft of living space, it features 3 spacious bedrooms and 2 bathrooms, all set on two lots. The home boasts generously-sized bedrooms, providing ample room for the entire family. Two of the bedrooms are located upstairs, with the third on the main floor. The upstairs bathroom has been recently renovated, and the boot room now has fresh new flooring. Additional updates include a new roof, furnace, hot water tank, windows, and vinyl siding. Both the electrical and plumbing systems have been fully updated as well. The main floor also hosts the laundry, and there's a welcoming front porch and a back deck—perfect for morning coffee or grilling. The large, insulated shed in the backyard is equipped with power and there is lots of parking with the driveway and being on a corner lot.

Built in 1918

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2239671 |
| Price | \$365,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,762 |



| | |
|------------|-------------|
| Acres | 0.13 |
| Year Built | 1918 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 302 Empress Avenue |
| Subdivision | NONE |
| City | Monarch |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T0L 1M0 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 3 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Sump Pump(s), Vinyl Windows |
| Appliances | Dishwasher, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Storage |
| Lot Description | Corner Lot, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 14th, 2025 |
| Days on Market | 4 |
| Zoning | R |

Listing Details

Listing Office

Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.