

# \$229,000 - 117 1 Street Sw, Linden

MLS® #A2240531

## \$229,000

3 Bedroom, 3.00 Bathroom, 992 sqft

Residential on 0.14 Acres

NONE, Linden, Alberta

This well-maintained bungalow in the quiet village of Linden is nestled on a spacious 50x120 lot located on a quiet street with no neighbors across the road, youâ€™ll love the peaceful surroundings and open views. Step inside to find a bright and functioning kitchen and dining area, perfect for gatherings and everyday living. Garden doors off the living room lead to a large, covered deck, perfect for outdoor entertaining or relaxing. The generous primary bedroom features a private 3-piece ensuite with a walk-in shower, while the main floor laundry adds extra convenience to your daily routine. In 2020, this home received several important updates, including: new furnace, shingles, soffit, fascia & eavestrough, seven new windows, fresh paint inside and out, some new flooring, some electrical & plumbing updates and a new ensuite bathroom. The basement is mostly unfinished, offering plenty of storage space, and already includes a 2-piece bathroom and a large, finished bedroom with two windows. The fenced backyard offers back-alley access and room to build a garage and with a bit of landscaping, it could be your private oasis. Whether you're a first-time buyer, downsizer, or investor, this property offers an excellent opportunity to enjoy value, versatility, and the charm of a small, welcoming community.

Built in 1955

## Essential Information



MLS® #	A2240531
Price	\$229,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	992
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	117 1 Street Sw
Subdivision	NONE
City	Linden
County	Kneehill County
Province	Alberta
Postal Code	T0M1J0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 17th, 2025

Days on Market            1

Zoning                        R1

### **Listing Details**

Listing Office                eXp Realty

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