

# \$360,000 - 318 Laura Avenue, Duchess

MLS® #A2246651

**\$360,000**

4 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.13 Acres

NONE, Duchess, Alberta

Welcome to this beautifully maintained bungalow located in the quiet, welcoming community of Duchess, just 15 minutes from Brooks. Situated on a scenic lot with no neighbors behind, this home backs onto peaceful greenspace, offering privacy and beautiful unobstructed prairie views perfect for watching sunsets and storms roll in.

You'll love the charming curb appeal with a front porch that invites you in. Inside, soaring vaulted ceilings and large windows fill the main floor with natural light, while the south-facing kitchen is warm and bright throughout the day. The kitchen features plenty of cabinet and counter space with room for a full-sized dining table, making it ideal for everyday living or hosting family dinners. A modern feature wall in the living room adds a touch of style and comfort.

The main level offers three bedrooms, including a spacious primary suite with a 4-piece ensuite bathroom. The fully finished lower level adds tons of flexible space with a large recreation room, family room, additional bedroom, laundry, and storage.

Step outside to your private, fenced backyard featuring a large deck, fruit trees, and room to garden, relax, or entertain. No need to worry about watering the grass either, the underground sprinklers will take care of that for you. The heated, insulated, and drywalled double attached garage provides convenience



and comfort year-round.

Duchess is a hidden gem for all stages of life, offering a K-12 school, golf course, recreation center, community hall, and more, all within a small-town setting known for its friendly community spirit and slower pace of life.

Whether you're a growing family, first-time buyer, or looking to downsize and enjoy small-town living, this home checks all the boxes. All that's left to do is move in and start enjoying all this home has to offer. Schedule your showing today!

Built in 1995

**Essential Information**

MLS® #	A2246651
Price	\$360,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.13
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	318 Laura Avenue
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T0J 0Z0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Drive
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Windows
Appliances	Dishwasher, Dryer, Electric Range Hood, Refrigerator, W
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

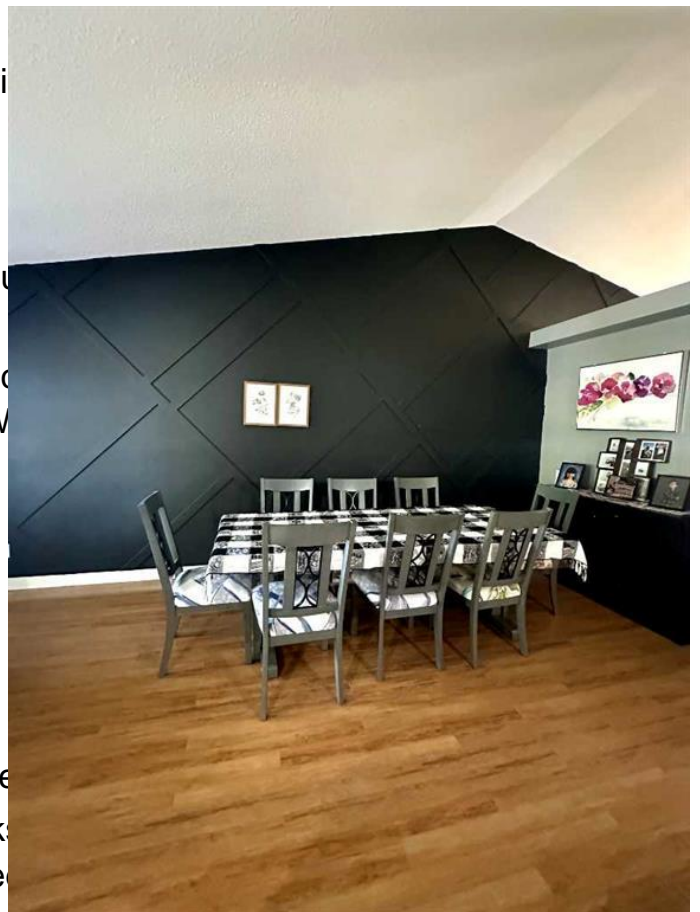
Exterior Features	Awning(s), BBQ gas line, Fire
Lot Description	Back Lane, Back Yard, Back Trees/Shrub(s), Landscaped Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	EXP REALTY
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