

# \$89,900 - 807 Broadway Street, Standard

MLS® #A2250828

**\$89,900**

1 Bedroom, 1.00 Bathroom, 522 sqft

Residential on 0.08 Acres

NONE, Standard, Alberta

Adorable 522 sq ft property on "The Broadway Street" in the heart of downtown Standard Alberta. The zoning on this cutie is Commercial Business, but the building has been used for many years as residential living quarters. The living room is spacious with a good sized window. There is a small den/bedroom. The kitchen offers stainless steel fridge and stove, and ample kitchen cabinets, 3 piece bathroom and a separate laundry room with washer and dryer. It would also be idea for an art studio, hair salon, nail salon or a small office space. Bring your dreams and ideas and let them grow. The building is sitting on its own lot that is 25' wide x 132' deep. The basement is a crawl space that houses the natural gas furnace and water heater. Many of the windows have been upgraded to vinyl. The exterior of the home is stucco. The roof is a unique metal and asphalt combination. There is a back lane for easy access to the back yard, a shed and plenty of room to park your vehicles or your RV. Make this little place your own at an affordable price.

## Essential Information

MLS® #	A2250828
Price	\$89,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	522
Acres	0.08
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	807 Broadway Street
Subdivision	NONE
City	Standard
County	Wheatland County
Province	Alberta
Postal Code	T0J 3G0

### Amenities

Parking Spaces	4
Parking	Off Street, Outside

### Interior

Interior Features	Vinyl Windows
Appliances	Dryer, Electric Range, Refrigerator, Washer, Window Coverings, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt, Metal
Construction	Stucco
Foundation	Perimeter Wall

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	CB

# Listing Details

Listing Office                      Greater Calgary Real Estate

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