

\$475,000 - 230 Frederick Avenue W, Standard

MLS® #A2259485

\$475,000

6 Bedroom, 2.00 Bathroom, 1,060 sqft
Residential on 0.30 Acres

NONE, Standard, Alberta

Discover the perfect blend of small-town charm and spacious living in the peaceful village of Standard, AB – just 20 minutes east of Strathmore. This 6-bedroom, 2-bathroom bungalow offers over 2,400 sq ft of developed living space spread across two lots (13,000+ sq ft!) – ideal for families, hobby gardeners, or anyone seeking room to breathe.

Step into the bright, open-concept main floor featuring LVP flooring, a functional kitchen with walk-in pantry & extra storage, and two generous bedrooms. The fully developed basement offers 4 additional bedrooms, a cozy family room, massive laundry room, and a soundproofed utility room – perfect for multigenerational living or rental potential.

But the true showstopper? Your private oasis. A cedar-built sunroom houses a built-in hot tub with mood lighting, speakers, and a gas fireplace – your year-round escape. Entertain on the spacious 12'x20' deck, gather around the outdoor fireplace, or harvest fresh apples, cherries, and veggies from your manicured backyard and garden beds.

There's room for 9 vehicles with a single garage, portable garage, and ample off-street parking – perfect for RVs or guests. Upgrades include a 6-year-old furnace, new hot water tank, dishwasher, fresh paint and



floor in the main floor/basement, brand new windows in the basement and the basement was developed 4yrs ago.

Live in a community that feels like home “ with access to school (bused to Wheatland Crossing K12), ATB bank, grocery store, hockey/curling rink, daycare, library, sports fields, and even a local rodeo. Explore the volunteer-built Memory Lane Park/walking path and embrace the togetherness that defines this growing rural hub.

Ready to see it in person? Schedule your private tour today and come experience why so many are choosing to call Standard, Alberta home.

Built in 1956

Essential Information

MLS® #	A2259485
Price	\$475,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.30
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	230 Frederick Avenue W
Subdivision	NONE
City	Standard
County	Wheatland County
Province	Alberta

Postal Code T0J 3G0

Amenities

Parking Spaces 9

Parking Additional Parking, Alley Access, Driveway, Off Street, On Street, Outside, RV Access/Parking, Single Garage Attached, Asphalt, Drive Through, Gated, RV Gated, Side By Side

of Garages 2

Interior

Interior Features Wired for Sound

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings, Water Purifier

Heating Forced Air, Natural Gas, Humidity Control, Mid Efficiency

Cooling None

Fireplaces None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Sloped Down, Square Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2025

Days on Market 19

Zoning R1

Listing Details

Listing Office CIR Realty

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