

# \$254,000 - 212 Mainstreet, Kingman

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MLS® #A2173321

## \$254,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.29 Acres

Kingman, Kingman, Alberta

If you're seeking a quaint and cozy home on a spacious lot in a peaceful, close-knit community, 212 Mainstreet Kingman might be the perfect fit! Conveniently located next to the museum (with delicious homemade pie available every Wednesday), it backs onto the community playground and is just steps away from the new outdoor hockey rink, popular with families throughout the winter. This 1,280 sq. ft. bungalow sits on four 25' lots, providing ample space for a garden or a larger garage/shop. The front porch and side ramp ensure easy access. Inside, the main level features an open-concept layout with a bright living room, a dining area, and a functional kitchen. You'll appreciate the main floor laundry, as well as three bedrooms (the primary includes a 2-piece ensuite) and a 4-piece bathroom. The property has a working well for showers and laundry, and the 12x24 garage is perfect for storage or projects. A partial basement currently serves as extra storage. Kingman is a vibrant community with a K-12 school, conveniently located near Tofield, Sherwood Park, and Camrose.

Built in 1950

## Essential Information

MLS® #                      A2173321

Price                        \$254,000

Bedrooms                3



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,280       |
| Acres          | 0.29        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 212 Mainstreet |
| Subdivision | Kingman        |
| City        | Kingman        |
| County      | Camrose County |
| Province    | Alberta        |
| Postal Code | T0B 2M0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Open Floorplan          |
| Appliances        | Refrigerator, Stove(s)  |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Partial, Unfinished     |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2024 |
| Days on Market | 200                |
| Zoning         | R1                 |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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