

# \$165,000 - 409 Margaret Avenue, Duchess

MLS® #A2220181

**\$165,000**

3 Bedroom, 1.00 Bathroom, 1,006 sqft

Residential on 0.14 Acres

NONE, Duchess, Alberta

Charming and Affordable Living in Duchess. Discover comfort and value in this well maintained manufactured home located in the quiet community of Duchess, Alberta. Situated on a generous lot, this property features a spacious front deck perfect for morning coffee and a private back deck with direct access from the primary bedroom, creating your own peaceful retreat. Inside, you'll appreciate the updated kitchen, newer flooring throughout, and several upgraded windows that bring in plenty of natural light. With three bedrooms and a full bathroom, the layout is both functional and family friendly. The outdoor space is ideal for hobbyists and gardeners alike, offering a dedicated garden area and a large workshop shed complete with 220V power. It's perfect for tools, projects, or extra storage. Whether you're a first-time buyer, investor, or looking to downsize, this affordable home blends practicality with charm. Don't miss this opportunity to own a move-in ready property in a welcoming community

Built in 1978

## Essential Information

MLS® #	A2220181
Price	\$165,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,006
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	409 Margaret Avenue
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T0J 0Z0

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), Storage, Vinyl Windows
Appliances	Bar Fridge, Range, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Crawl Space

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other

### Additional Information

Date Listed	May 12th, 2025
Days on Market	5
Zoning	RMH

### **Listing Details**

Listing Office	CIR REALTY
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