

# \$675,000 - 328 Railway Avenue, Travers

MLS® #A2143158

**\$675,000**

3 Bedroom, 5.00 Bathroom, 3,364 sqft

Residential on 11.61 Acres

NONE, Travers, Alberta

Country living with views as far as the eye can see, is what 11.61 Acre parcel of land can offer you and your family. This home is custom built and has storage and a place for absolutely everything. The egress in this home is outstanding. There are six entry/exits throughout the home. All doorways in the home are 36" wide making moving furniture a breeze. What's really impressive is the main floor living and kitchen area with almost 14 foot vaulted ceilings, beautiful acacia hardwood floors, and a kitchen island that is 18 feet long and can sit 12 stools. The view from the living room is absolutely breathtaking. Not only does the kitchen have an impressive island, it also has been thought out very well with lots of electrical outlets, deeper cupboards, double stainless steel convection oven, touch control faucets, a sill granite sink with an instant hot water dispenser perfect for afternoon tea. The kitchen floor tile are 18" x 18" travertine floor which is stunning against the dark stained cabinets. The primary bedroom is right off of the kitchen area. The high ceilings host extra storage above the his and her closets. There is a built in surround system in the home. The ensuite also has tiled floors and a stacking laundry in the bathroom. The two windows in the en suite make it very bright. There is a tub/shower unit, low flush toilets, make-up counter and linen closet for extra storage. Up over the garage is an illegal suite with its own heating system. This is a perfect mother-in-law suite or just an extra



bedroom. The suite does come finished with all appliances, including a washer and a dryer and has a Jacuzzi tub/shower. There's also a large storage space beside the suite that could double as a library! There is a walkout basement in the home with several large windows, so it doesn't feel like a basement. The living space has a projector and screen as well as a stage area with built in speakers. The seller taught music lessons, and had her recitals here. (stage can be removed) There's another good size bedroom in the basement and it is wired for TV/entertainment with a full bath not far away. The garage is absolutely massive 24' x 44' deep...a mechanics dream. It's fully equipped with a jib crane with a full bathroom. The plugs are endless. 3 x220 plugs and several 110 plugs with 20 amps so you'll never blow a breaker. There are 16 foot ceilings, so a lift easily could be installed. A full ventilation system, and the overhead garage door is 14' x 14'. Another special features is there are 3 fully functioning RV campsites. This acreage is located 15 Min. from Lomond where there is a school from k-12, grocery store, hardware store and restaurant. If you're looking for peace and quiet, country living, look no further!

Built in 2017

### Essential Information

MLS® #	A2143158
Price	\$675,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,364
Acres	11.61
Year Built	2017

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### Community Information

Address	328 Railway Avenue
Subdivision	NONE
City	Travers
County	Vulcan County
Province	Alberta
Postal Code	T0L 1G0

### Amenities

Parking Spaces	20
Parking	Additional Parking, Drive Through, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Quad or More Attached, Workshop in Garage
# of Garages	4

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, No Animal Home, No Smoking Home, Recreation Facilities, Recessed Lighting, Smart Home, Storage, Wired for Sound
Appliances	Garage Control(s), Microwave, Window Coverings, Central Air Conditioner, Built-In Oven, Dishwasher, Electric Range, Refrigerator, Range Hood, Water Conditioner, Washer/Dryer Stacked, Water Purifier, Water Softener
Heating	Forced Air, Mid Efficiency, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Barbecue, Fire Pit, Lighting, Playground, Private Yard, RV Hookup, Storage
Lot Description	Landscaped, Lawn, No Neighbours Behind, Corners Marked, Fruit

Trees/Shrub(s), Garden, Irregular Lot, Many Trees, Native Plants,  
Secluded, Underground Sprinklers, Views, Wedge Shaped Lot

Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 21st, 2024
Days on Market	326
Zoning	Acreage with Residence

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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