

# \$395,000 - 209 Centre Street S, Linden

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MLS® #A2217742

**\$395,000**

4 Bedroom, 2.00 Bathroom, 1,223 sqft

Residential on 0.14 Acres

NONE, Linden, Alberta

Discover the warmth and charm of this inviting 4 bedroom, 2 bath bungalow located on a quiet street. Large windows flood the living areas with natural light, creating an airy and welcoming atmosphere. This home features a cozy wood burning fireplace, perfect for chilly evenings. This home is ideal for a growing family, with ample space for everyone to enjoy. Gardener delight with many flower beds. Includes a huge 2-story shop which has in-floor heat, a perfect place to have an art studio, paradise for mechanics or any other projects you have on your list to start. Donâ€™t miss this opportunity to own this charming home, located in the picturesque village of Linden situated only 45 minutes NE of the Calgary Airport. Linden, with its 800+ inhabitants, has lots to offer, from nice walking trails to all the amenities you find in a big city. Grocery store, Coffee shop, Restaurants, Convenience store, Hardware store, just to name a few. There are many conveniences for everything you need in your day-to-day life. The property is only a block away from Dr. Elliot School (Kindergarten to K9). Contact us today to schedule a viewing.



Built in 1954

## Essential Information

MLS® #                      A2217742

Price                        \$395,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,223
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	209 Centre Street S
Subdivision	NONE
City	Linden
County	Kneehill County
Province	Alberta
Postal Code	T0M 1J0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection
Parking Spaces	4
Parking	Carport, Parking Pad

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	106
Zoning	R1

**Listing Details**

Listing Office	Royal Lepage Wildrose Real Estate
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