

# \$340,000 - 221 Frederick Avenue W, Standard

MLS® #A2181263

**\$340,000**

3 Bedroom, 1.00 Bathroom, 1,019 sqft

Residential on 0.22 Acres

NONE, Standard, Alberta

CHECK OUT THE VIRTUAL TOUR! Built in 1964, this beautifully renovated home is located on a 75' x 130' landscaped lot in the quaint Village of Standard, approximately one hour East of Calgary. Freshly painted in a warm, neutral tone, renovations include laminate flooring throughout, a new countertop, backsplash and sink in the spacious kitchen which also includes a new electric stove and a convenient pantry. There are new baseboards and trim throughout the home which also boasts new windows and a new door on the east side. The renovated bathroom includes a new vanity, a walk-in shower and a GFCI outlet. In the basement, it features a partially finished bedroom, a new hot water tank and the high efficiency furnace was installed in 2014. The shingles were replaced in 2016. A new sewer pipe leading out to the street has been installed. All of the electrical has been upgraded. The exterior has been freshly painted and the 13'6" x 21'7" garage is the perfect addition to this property. Vacant and easy to show!

Built in 1964

## Essential Information

MLS® #	A2181263
Price	\$340,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,019
Acres	0.22
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	221 Frederick Avenue W
Subdivision	NONE
City	Standard
County	Wheatland County
Province	Alberta
Postal Code	T0J 3G0

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 27th, 2024
-------------	---------------------

Days on Market	249
Zoning	Residential

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.