

# \$325,000 - 318 Third Street W, Duchess

MLS® #A2228808

## \$325,000

6 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.20 Acres

NONE, Duchess, Alberta

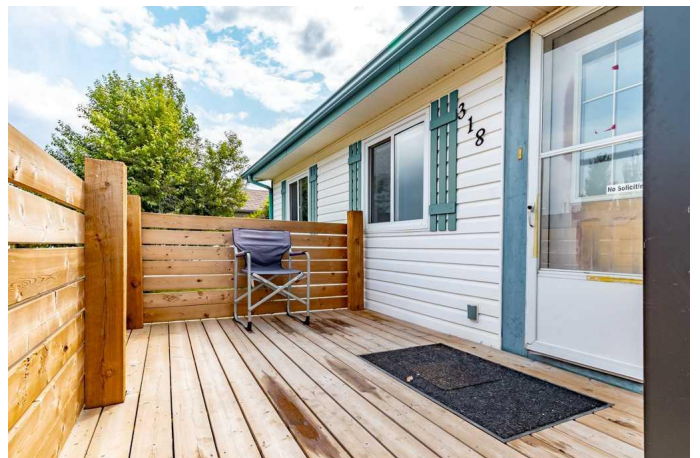
This home offers room to breathe, and room to grow.

Located in the welcoming Village of Duchess, this 1999-built manufactured home offers something that's getting harder to find: space for everyone, and everything. With six good-sized bedrooms, a wide-open family room downstairs, and a kitchen made for real life, there's room to gather, to spread out, and to grow into whatever season comes next.

At 1,112 square feet on the main floor, this home is designed with real life in mind. Natural light pours into the living room through a bright bay window, highlighting the fresh grey vinyl plank flooring and neutral finishes—clean, modern, and ready for your personal touch.

The kitchen is truly the heart of the home—big enough for serious cooking, homework sessions, or weekend pancakes with the whole crew. With plenty of counter space, a pantry, and a bold red tile backsplash paired with warm oak cabinets and black hardware, it blends everyday function with unexpected flair—like a New York bistro with a prairie soul.

Upstairs features three bedrooms, including one with a raw wood feature wall that adds warmth and texture. The main bathroom has also been updated with a new toilet and sink top—and it doesn't stop there. You'll also find an oval jetted tub, perfect for soaking



away the day.

Downstairs, youâ€™ll find three more bedrooms, a huge family room, and a second bathroom with a showerâ€”ideal for guests, teens, or busy mornings. A brand new sump pump adds peace of mind, while the layout offers tons of flexibility for multigenerational living or work-from-home setups.

Step outside and take in the viewâ€”no back neighbours, just a wide-open field where sunsets stretch and seasons shift. And letâ€™s talk about that beautiful double garage, built in the early 2020s: not just for vehicles, itâ€™s a space with real potentialâ€”for projects, storage, or a future hangout zone.

Duchess is one of those rare places where community still means something. Quiet streets, great schools, and a small-town pace make it a wonderful place to put down roots. Whether youâ€™re upsizing, simplifying, or searching for space to start your next chapter, this home is for you!

Built in 1999

**Essential Information**

MLS® #	A2228808
Price	\$325,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.20
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
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### Community Information

Address	318 Third Street W
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T0J 0Z0

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	12
Zoning	R

### Listing Details

Listing Office	Real Estate Centre
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