

# \$849,900 - 513 Railway Avenue, Brant

MLS® #A2235716

**\$849,900**

3 Bedroom, 2.00 Bathroom, 1,666 sqft  
Residential on 0.66 Acres

NONE, Brant, Alberta

Welcome home to this immaculately kept home that is move in ready!! When you drive up to this home you will see the pride of ownership through out with beautiful flower beds complete with water, mature trees and a garden area. This property features a 40x60 fully finished heated shop with infloor heat. Also featuring a 3 piece bathroom, mezzanine complete with a lift making getting stuff up to the top an absolute breeze and a 16x16 overhead door. Drive into your heated garage in the winter making unloading groceries and kids a breeze. The garage has infloor heat and a generous sized home office, perfect for working from home or a home based business.

Once you walk into the house you will find a huge storage room and a primary bedroom to live for with a walk in closet and a 3 piece ensuite. Walking into the kitchen you will find a large island, pantry and tons of working space and enjoy your mountain view from your kitchen. A large dining room and living room make entertaining a dream as well as French doors leading out to the deck. As you walk down the hall you will find 2 more good sized bedrooms and another bathroom. This wonderful home also features central ac perfect for the hot summer days and sits on a 4 foot concrete crawl space that is perfect for extra storage. In the yard This property truly is a must see!!!

Built in 2019



## Essential Information

MLS® #	A2235716
Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,666
Acres	0.66
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

## Community Information

Address	513 Railway Avenue
Subdivision	NONE
City	Brant
County	Vulcan County
Province	Alberta
Postal Code	T0L0L0

## Amenities

Parking	Double Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Storage
-------------------	---------

Lot Description	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	27
Zoning	RH

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

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.