

# \$245,000 - 311 Geroge Street, Carmangay

MLS® #A2197236

**\$245,000**

3 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 3.18 Acres

NONE, Carmangay, Alberta

This amazing property of 3.16 Acres overlooking the magnificent Carmangay Coulees untouched and preserved in it natural state

this parcel is exclusively intended for the reclusive spirt of an artist highway unencumbered by neighbors or the risk there of future development is an artist's retreat, to paint all the wildlife that will live around you, from the deer to eagles flying over. A quite historic place to write that novel inspired by the history that surrounds you as one sits on your deck taking in all of the amazing beauty that surrounds you. Or, leave it all behind, saddle up a horse and go riding into the river bottom , fish or explore the rich blend of heritage and serenity in the river valley. , overlooking the Little Bow Creek, inviting you to wonder and relax by the stream which flows year round through the valley. The OLDER MANUFACTURED MOBILE HOME IS IN NEED OF REPAIRS AND IS BEENING SOLD AS IS WHERE IS, THE 254,000 ASKING PRICE COMES WITH A REBATE OF 50,000 IN CONSIDERATION OF THE RENOVATIONS,NEW RENOVATIONS ARE IN THE WORKS NOW CREDIT WILL BE REDUCED AS RENO'S ARE COMPLETED with 2 bedrooms plus many upgrades and additions ,has Electric baseboard heat, 2 wood stoves for extra comfort, electric stove, washer & dryer , is on TOWN OF CARMANGAY WATER. This special getaway is just 150 km south of Calgary. Vulcan is 40km to the north,



an easy 64 km drive south to the city of Lethbridge and 50 km west to the town of Picture Butte.

Built in 1955

### **Essential Information**

MLS® #	A2197236
Price	\$245,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	3.18
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

### **Community Information**

Address	311 Geroge Street
Subdivision	NONE
City	Carmangay
County	Vulcan County
Province	Alberta
Postal Code	T0L0N0

### **Amenities**

Utilities	Other, See Remarks
Parking Spaces	1
Parking	None

### **Interior**

Interior Features	Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard, Wood Stove
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Living Room, Wood Burning Stove, Bedroom
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Metal
Construction	Composite Siding
Foundation	Pillar/Post/Pier

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	74
Zoning	R&F - Residential Occupie

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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