

# \$400,000 - 300 Centre Avenue, Leavitt

MLS® #A2257050

## \$400,000

3 Bedroom, 2.00 Bathroom, 130,680 sqft

Residential on 3.00 Acres

NONE, Leavitt, Alberta

If you are looking for a small acreage, then this 3 acre property might just be for you. A 16' wide mobile with the addition of a family room and a garage. Situated on the west side of Leavitt in a very quiet area, lots of trees and many of them fruit trees and shrubs, such as chokecherries, saskatoons, blackberries and apple trees. The home consists of 3 bedrooms, 2 baths, living room and large family room with a wood burning stove. Extra large double attached garage. Only 30 minutes to Waterton National Park. Call your Realtor and come take a look.

Built in 1994

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2257050                         |
| Price          | \$400,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 130,680                          |
| Acres          | 3.00                             |
| Year Built     | 1994                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 300 Centre Avenue |
| Subdivision | NONE              |
| City        | Leavitt           |
| County      | Cardston County   |
| Province    | Alberta           |
| Postal Code | T0K0K0            |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Gas Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Great Room, Wood Burning Stove                    |
| Basement          | None                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | None                                                          |
| Lot Description   | Many Trees, No Neighbours Behind, Fruit Trees/Shrub(s), Level |
| Roof              | Metal                                                         |
| Construction      | Wood Frame                                                    |
| Foundation        | Other                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 66                   |
| Zoning         | country residential  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX CARDSTON REALTY |
|----------------|------------------------|

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