

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

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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 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 for walleye or explore the rich blend of heritage and serenity in the river valley. Bordering the north side of the historic Carmangay village, this private estate with its unparalleled view of the pristine Carmangay Valley, overlooking the Little Bow Creek, inviting you to wonder and relax by the stream which flows year round through the valley. This rustic solid year round manufactured home with 3 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      | See Remarks, Other |
| 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, Bedroom, Wood Burning Stove   |
| 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 33

Zoning R&F - Residential Occupie

### **Listing Details**

Listing Office SUTTON GROUP - LETHBRIDGE

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