

# \$657,000 - 328 Railway Avenue, Travers

MLS® #A2143158

**\$657,000**

5 Bedroom, 5.00 Bathroom, 3,364 sqft

Residential on 11.61 Acres

NONE, Travers, Alberta

Country living with views as far as the eye can see, is what 11.61 Acre parcel of land can offer you and your family. This home is custom built and has storage and a place for absolutely everything. The egress in this home is outstanding. There are six entry/exits throughout the home. All doorways in the home are 36" wide making moving furniture a breeze. What's really impressive is the main floor living and kitchen area with almost 14 foot vaulted ceilings, beautiful acacia hardwood floors, and a kitchen island that is 18 feet long and can sit 12 stools. The view from the living room is absolutely breathtaking. Not only does the kitchen have an impressive island, it also has been thought out very well with lots of electrical outlets, deeper cupboards, double stainless steel convection oven, touch control faucets, a sill granite sink with an instant hot water dispenser perfect for afternoon tea. The kitchen floor tile are 18" x 18" travertine floor which is stunning against the dark stained cabinets. The primary bedroom is right off of the kitchen area. The high ceilings host extra storage above the his and her closets. There is a built in surround system in the home. The ensuite also has tiled floors and a stacking laundry in the bathroom. The two windows in the en suite make it very bright. There is a tub/shower unit, low flush toilets, make-up counter and linen closet for extra storage. Up over the garage is an illegal suite with its own heating system. This is a perfect mother-in-law suite or just an extra



bedroom. The suite does come finished with all appliances, including a washer and a dryer and has a Jacuzzi tub/shower. There's also a large storage space beside the suite that could double as a library! There is a walkout basement in the home with several large windows, so it doesn't feel like a basement. The living space has a projector and screen as well as a stage area with built in speakers. The seller taught music lessons, and had her recitals here. (stage can be removed) There's another good size bedroom in the basement and it is wired for TV/entertainment with a full bath not far away. The garage is absolutely massive 24' x 44' deep...a mechanics dream. It's fully equipped with a jib crane with a full bathroom. The plugs are endless. 3 x220 plugs and several 110 plugs with 20 amps so you'll never blow a breaker. There are 16 foot ceilings, so a lift easily could be installed. A full ventilation system, and the overhead garage door is 14' x 14'. Another special features is there are 3 fully functioning RV campsites. This acreage is located 15 Min. from Lomond where there is a school from k-12, grocery store, hardware store and restaurant. If you're looking for peace and quiet, country living, look no further!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2143158  |
| Price          | \$657,000 |
| Bedrooms       | 5         |
| Bathrooms      | 5.00      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 3,364     |
| Acres          | 11.61     |
| Year Built     | 2017      |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, 2 Storey |
| Status   | Active                           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 328 Railway Avenue |
| Subdivision | NONE               |
| City        | Travers            |
| County      | Vulcan County      |
| Province    | Alberta            |
| Postal Code | T0L 1G0            |

### Amenities

|                |                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 20                                                                                                                                                       |
| Parking        | Additional Parking, Drive Through, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Quad or More Attached, Workshop in Garage |
| # of Garages   | 4                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Recessed Lighting, Smart Home, Storage, Wired for Sound                              |
| Appliances        | Central Air Conditioner, Built-In Oven, Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Range Hood, Water Conditioner, Washer/Dryer Stacked, Window Coverings, Water Purifier, Water Softener |
| Heating           | Forced Air, Mid Efficiency, Propane                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                     |
| Fireplaces        | Electric                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                              |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Garden, Lighting, Playground, Private Yard, RV Hookup, Storage |
| Lot Description   | Corners Marked, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn,                 |

Landscaped, Many Trees, No Neighbours Behind, Native Plants,  
Secluded, Underground Sprinklers, Views, Wedge Shaped Lot

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Composite Siding, Wood Frame |
| Foundation   | Wood                         |

### **Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | June 21st, 2024        |
| Days on Market | 448                    |
| Zoning         | Acreage with Residence |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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