

# \$549,900 - 717 East Road, Standard

MLS® #A2232831

**\$549,900**

3 Bedroom, 4.00 Bathroom, 2,438 sqft  
Residential on 0.45 Acres

NONE, Standard, Alberta

~ Significant PRICE IMPROVEMENT ~  
Originally built in 1914, this beautifully preserved and thoughtfully updated home combines timeless character with contemporary comfort. Two substantial additions, completed in 2015 and 2022, have expanded and enhanced the living space while maintaining the home's classic appeal. Inside, the heart of the home is the renovated kitchen (2017), featuring sleek Corian countertops, a gas stove, wall oven, built-in dishwasher, and ample cabinetry—perfect for the home chef. Oak hardwood and luxury vinyl plank flooring span the main living areas, offering both elegance and durability. The home boasts 3 spacious bedrooms and 3 well-appointed bathrooms. A convenient main floor laundry room adds everyday practicality, while central air ensures year-round comfort. The basement, while unfinished, includes a dedicated dog wash station and extra enclosed storage, ideal for pets and organization.

Outside, the fully fenced and landscaped yard offers a private retreat with mature trees, raised U-shaped garden beds for the green thumb, and a welcoming atmosphere perfect for relaxation or entertaining. The triple car garage provides generous parking and storage, and includes an attached studio—ideal for a home office, creative space, or guest suite. Once home to the Camelot Bed and Breakfast, this property carries a legacy of hospitality and warmth, now



adapted for modern family living.

Built in 1914

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232831    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,438       |
| Acres          | 0.45        |
| Year Built     | 1914        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 717 East Road    |
| Subdivision | NONE             |
| City        | Standard         |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T0J 3G0          |

**Amenities**

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                  |
| Parking        | Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Detached, Additional Parking |
| # of Garages   | 3                                                                                                  |

**Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Natural Woodwork, No Smoking Home, Storage, Walk-In Closet(s), Wood Windows |
| Appliances        | Built-In Oven, Dishwasher, Gas Stove, Microwave, Refrigerator, Window Coverings                           |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air              |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | See Remarks, Unfinished |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage                                                  |
| Lot Description   | Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Many Trees |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 141             |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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