

\$349,900 - 305 3 Street W, Duchess

MLS® #A2266146

\$349,900

4 Bedroom, 3.00 Bathroom, 1,155 sqft

Residential on 0.18 Acres

NONE, Duchess, Alberta

Welcome to 305 3 Street W in the beautiful village of Duchess! This charming home is nestled in a quiet, family-friendly neighbourhood and offers the perfect blend of comfort, functionality, and small-town living. The main floor features an open concept kitchen and dining area with patio doors leading to the backyard, ideal for family gatherings and summer barbecues. The bright and spacious living room showcases large front-facing windows that fill the space with natural light. Upstairs you'll find three bedrooms, including a primary suite with a convenient two piece ensuite, along with a full main bathroom for the family. The lower level offers even more space with a family or entertainment room, a three piece bathroom, and an additional bedroom or office. The basement also includes laundry and a utility room. Outside, enjoy a large backyard with a beautiful deck and gazebo, plus an enclosed area with hookups ready for a hot tub. Gemstone exterior lighting adds a modern touch and curb appeal year round. The property offers plenty of parking with a front driveway, a large rear driveway suitable for multiple vehicles or an RV, and a heated garage. Two storage sheds provide extra space for tools and toys. If you're looking for a warm and welcoming community paired with a spacious, well kept home, this home is one to see!

Built in 1998



Essential Information

MLS® #	A2266146
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,155
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	305 3 Street W
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T0J0Z0

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Off Street, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	5
Zoning	RSD

Listing Details

Listing Office	eXp Realty
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