

# \$209,999 - 315 3 Avenue, Torrington

MLS® #A2266387

**\$209,999**

2 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.24 Acres

NONE, Torrington, Alberta

Affordable quality housing, check this home in Torrington out soon, Super expansive view to the South out your living room window. Featuring 2 bedrooms and an office/den along with a main bathroom, primary is a combination Ensuite and laundry area. The large living room, dining room and kitchen flow together well, a very nice feature is the covered sheltered rear screened deck area. Beauty spot for those warm evenings. There have been several updates in the last couple years including new vinyl plank flooring and paint throughout the home. Add to that new hot water on demand unit, new stackable washer and dryer and then the big one, a new furnace. Lets go out side to the massive yard with the view to the South that goes for miles. Last but not least is the killer double car garage, it is insulated and has power and gas to it. In fact there is a brand new still in the box gas heater to go with property. Torrington is a small hamlet approx 20 min East of Olds (within easy commuting distance of Olds, Trochu, Three Hills.)

Built in 1975

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2266387  |
| Price     | \$209,999 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Square Footage | 1,043                   |
| Acres          | 0.24                    |
| Year Built     | 1975                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 315 3 Avenue    |
| Subdivision | NONE            |
| City        | Torrington      |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M 2B0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                     |
| Appliances        | Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Basement          | None                                                                                               |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit                                         |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Irregular Lot |
| Roof              | Asphalt                                          |
| Construction      | Vinyl Siding                                     |
| Foundation        | Piling(s)                                        |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 22nd, 2025 |
|-------------|--------------------|

|                |                           |
|----------------|---------------------------|
| Days on Market | 8                         |
| Zoning         | Hamlet Residential Distri |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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