

# **\$367,500 - 310 1 Street, Tilley**

MLS® #A2206467

## **\$367,500**

3 Bedroom, 2.00 Bathroom, 1,980 sqft  
Residential on 0.28 Acres

NONE, Tilley, Alberta

Almost 2000 square feet of beautifully finished living space located in the quiet community of Tilley, AB, only 10 minutes to the City of Brooks. This home has a great open floor plan that allows one space to flow into the next. The kitchen boasts a flex space that would be a great home office and leads through the garden doors to the large deck that provides an extension to the indoor living space. The kitchen cupboards have been tastefully refinished with a soft antique look. There are plenty of counters, cabinets and a functional island providing the perfect food prep area for the cooking enthusiast. The kitchen is open to the bright family room allowing for great family time. The formal dining room is also open to both of these spaces and will host a large dining table, making it perfect for entertaining. The formal living is somewhat private, dividing the main living areas from the 2 bedrooms and 4 piece bath at one end of the home. The primary bedroom at the opposite end of the home is spacious enough to host a king bedroom suite and has an oversized en-suite complete with a soaker tub, separate shower, a double vanity as well as an oversized walk-in closet. The 32 x 28 detached heated garage is sure to satisfy the car enthusiast and provide extra space for hobbies. In addition to the underground sprinklers, the yard has a storage shed and additional outdoor storage under the large deck. The property has an asphalt rear parking pad and room to park the RV. The home is on a double corner lot and has an



adjoining single lot that would be considered for sale as well. Have a look at this great opportunity today and GET MOVING IN THE RIGHT DIRECTION!

Built in 2007

### **Essential Information**

MLS® #	A2206467
Price	\$367,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,980
Acres	0.28
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	310 1 Street
Subdivision	NONE
City	Tilley
County	Newell, County of
Province	Alberta
Postal Code	T0J 3K0

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, French Door, Kitchen Island, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	None
Basement	None

**Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	38
Zoning	R-Hamlet

**Listing Details**

Listing Office	Harvest Real Estate
----------------	---------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.