

# \$245,000 - 401 3rd Avenue W, Foremost

MLS® #A2252324

**\$245,000**

4 Bedroom, 2.00 Bathroom, 2,255 sqft

Residential on 0.36 Acres

NONE, Foremost, Alberta

Former RCMP detachment/residence in the Village of Foremost. The main residence boasts a living room, dining room, kitchen with island, 3 bedrooms and a full bathroom. Connected to the residence is the former detachment office developed with an office, flex room, 1 bedroom, full bathroom, larger storage room and former holding area. The single attached garage measures 14' x 28' and additional parking is available for 4 vehicles along the west side from the alley and 1 vehicle in the front driveway. While the interior space benefits from central AC, a large fenced backyard provides that private outdoor living area. Offering over 2,200 ft<sup>2</sup> of developed living area on a double lot, there is an abundance of potential waiting for you to discover.....Ancien détachement/résidence de la GRC dans le village de Foremost. La résidence principale dispose d'un salon, d'une salle à manger, d'une cuisine avec îlot, de 3 chambres à coucher et d'une salle de bain complète. L'ancien bureau du détachement est relié à la résidence et comprend un bureau, une salle polyvalente, une chambre à coucher, une salle de bain complète, une grande salle d'entreposage et une ancienne aire d'attente. L'unique garage attenant mesure 14 x 28' et un stationnement supplémentaire est disponible pour 4 véhicules le long du côté ouest de l'allée et 1 véhicule dans l'allée avant. Alors que l'espace intérieur



bÃ©nÃ©ficie de la climatisation centrale, une grande cour arriÃ©re clÃ©turÃ©e offre cet espace de vie extÃ©rieur privÃ©. Offrant plus de 2 200 pi<sup>2</sup> de surface habitable amÃ©nagÃ©e sur un terrain double, il y a une abondance de potentiel qui n'attend que vous.

## Essential Information

MLS® #	A2252324
Price	\$245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,255
Acres	0.36
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	401 3rd Avenue W
Subdivision	NONE
City	Foremost
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0X0

## Amenities

Parking Spaces	6
Parking	Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Laminate Counters, Separate Entrance
Appliances	See Remarks
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	August 28th, 2025
Days on Market	2
Zoning	RES

### Listing Details

Listing Office	REAL BROKER
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