# \$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 ftÂ2+ 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 complÃ"te. L'ancien bureau du détachement est relié à la résidence et comprend un bureau, une salle polyvalente, une chambre Ã coucher, une salle de bain complÃ"te, 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







bénéficie de la climatisation centrale, une grande cour arriÃ"re clà 'turée offre cet espace de vie extérieur privé. Offrant plus de 2 200 pi² de surface habitable aménagée 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 Unfinished, Partial

#### **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 49

Zoning PI

## **Listing Details**

Listing Office REAL BROKER

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.