

# \$175,000 - 217 Whitney, Carmangay

MLS® #A2206477

**\$175,000**

2 Bedroom, 2.00 Bathroom, 1,115 sqft  
Residential on 0.21 Acres

NONE, Carmangay, Alberta

Located in this small prairie town close to numerous lakes and reservoirs is this quaint 1.5 story home. Large lot, double heated garage, large shed and other storage make this a property full of potential. This 2 bedroom, 1.5 bathroom home is ready to be made yours. Newer flooring, roof and deck. Enjoy the huge yard, deck and the apple tree in the summer and the heated garage in the winter.

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206477          |
| Price          | \$175,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,115             |
| Acres          | 0.21              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |             |
|-------------|-------------|
| Address     | 217 Whitney |
| Subdivision | NONE        |
| City        | Carmangay   |



|             |               |
|-------------|---------------|
| County      | Vulcan County |
| Province    | Alberta       |
| Postal Code | T0L 0N0       |

### **Amenities**

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                               |
| Parking        | Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Off Street |
| # of Garages   | 2                                                                               |

### **Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, See Remarks, Storage                                                                             |
| Appliances        | Bar Fridge, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range |
| Heating           | Central, Natural Gas                                                                                        |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard, Storage, Dock                       |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Block                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 2                |
| Zoning         | R1               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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