

# \$225,000 - 105 3 Street, Cadogan

MLS® #A2212144

## \$225,000

4 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.20 Acres

Cadogan, Cadogan, Alberta

This bright and spacious home is situated on a beautiful and expansive corner lot in the peaceful hamlet of Cadogan.

As you walk through the front door, you'll immediately notice the generous amount of space, perfect for a growing family. The home's functional layout includes many desirable features, such as a cozy fireplace in the living room for those relaxing nights in, 3 well sized bedrooms on the main level, and main floor laundry! Enjoy stunning sunsets from the deck located at the front of the home. The downstairs area is nicely renovated with an open-concept design and offers plenty of space and functionality.

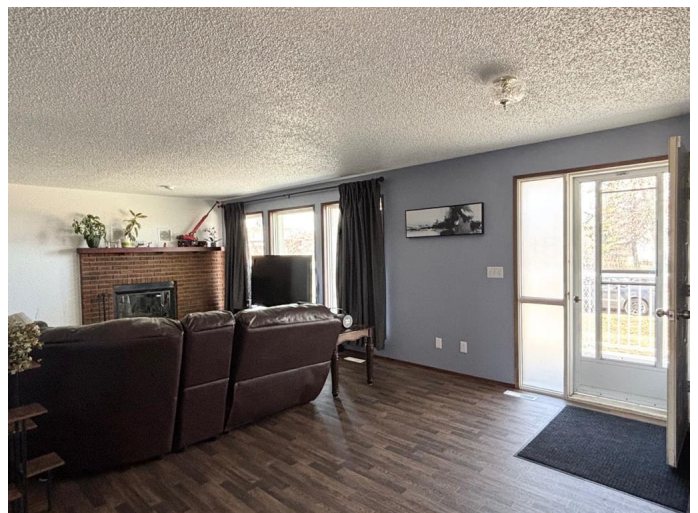
Cadogan is a friendly, mature community located approximately 10 minutes from Provost.

Book a showing today to experience everything this home and area has to offer you!

Built in 1980

## Essential Information

MLS® #	A2212144
Price	\$225,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.20
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	105 3 Street
Subdivision	Cadogan
City	Cadogan
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B0T0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Private, Views
Roof	Metal
Construction	Brick, Masonite

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 15th, 2025  
Days on Market                35  
Zoning                              R1

**Listing Details**

Listing Office                    ROYAL LEPAGE WRIGHT CHOICE REALTY

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