

# \$340,000 - 419 3 Avenue W, Burdett

MLS® #A2215887

**\$340,000**

4 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0.22 Acres

NONE, Burdett, Alberta

Charming 4-Bedroom Family Home on a Spacious Corner Lot in Burdett. This well-maintained, 4-bedroom home, built in 1981, offers incredible value for the discerning homebuyer. Situated on a generous 75 x 125 corner lot, the property enjoys a peaceful location on the west side of Burdett, perfect for families seeking some peace as well as space. The main floor features three comfortable bedrooms, including a primary suite with a stunning 5-piece ensuite. The basement adds more living space, with an additional bedroom, a large family room, and a laundry/utility room. Step outside to a fantastic backyard, fully fenced for privacy and safety—perfect for children, pets, and outdoor entertaining. The dining room opens onto a large deck, perfect for hosting summer BBQs or enjoying quiet evenings with family. An RV parking spot ensures that you'll have space for all your toys or additional vehicles. The home's exterior is in great shape, with updated windows, doors, and upgraded hardboard siding, providing peace of mind for years to come. The attached single garage offers both vehicle protection and extra storage space. Conveniently located, this home is within walking distance to a K-9 school, Community Church, and Post Office. Just 5 minutes from Bow Island's amenities and 25 minutes from Taber. This home has a lot to offer, make an appointment to see it for yourself! 419 3 Ave W Burdett is ready to welcome you!



Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215887    |
| Price          | \$340,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,288       |
| Acres          | 0.22        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 419 3 Avenue W              |
| Subdivision | NONE                        |
| City        | Burdett                     |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0J0                     |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Off Street, RV Access/Parking, Single Garage Attached |
| # of Garages   | 1   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, Vinyl Windows                    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                   |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Corner Lot, Treed |
| Roof            | Asphalt Shingle                         |
| Construction    | Composite Siding                        |
| Foundation      | Poured Concrete                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 20               |
| Zoning         | R-1              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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