

# \$649,900 - 328 Railway Avenue, Travers

MLS® #A2143158

**\$649,900**

5 Bedroom, 5.00 Bathroom, 3,364 sqft

Single Family on 11.61 Acres

N/A, Travers, Alberta

Country living with views as far as the eye can see, is what 11.61 Acre parcel of land can offer you and your family. This home is custom built and has storage and a place for absolutely everything. The egress in this home is outstanding. There are six entry/exits throughout the home. All doorways in the home are 36" wide making moving furniture a breeze. What's really impressive is the main floor living and kitchen area with almost 14 foot vaulted ceilings, beautiful acacia hardwood floors, and a kitchen island that is 18 feet long and can sit 12 stools. The view from the living room is absolutely breathtaking. Not only does the kitchen have an impressive island, it also has been thought out very well with lots of electrical outlets, deeper cupboards, double stainless steel convection oven, touch control faucets, a sill granite sink with an instant hot water dispenser perfect for afternoon tea. The kitchen floor tile are 18" x 18" travertine floor which is stunning against the dark stained cabinets. The primary bedroom is right off of the kitchen area. The high ceilings host extra storage above the his and her closets. There is a built in surround system in the home. The ensuite also has tiled floors and a stacking laundry in the bathroom. The two windows in the en suite make it very bright. There is a tub/shower unit, low flush toilets, make-up counter and linen closet for extra storage. Up over the garage is an illegal suite with its own heating system. This is a perfect mother-in-law suite or just an extra



bedroom. The suite does come finished with all appliances, including a washer and a dryer and has a Jacuzzi tub/shower. There's also a large storage space beside the suite that could double as a library! There is a walkout basement in the home with several large windows, so it doesn't feel like a basement. The living space has a projector and screen as well as a stage area with built in speakers. The seller taught music lessons, and had her recitals here. (stage can be removed) There's another good size bedroom in the basement and it is wired for TV/entertainment with a full bath not far away. The garage is absolutely massive 24' x 44' deep...a mechanics dream. It's fully equipped with a jib crane with a full bathroom. The plugs are endless. 3 x220 plugs and several 110 plugs with 20 amps so you'll never blow a breaker. There are 16 foot ceilings, so a lift easily could be installed. A full ventilation system, and the overhead garage door is 14' x 14'. Another special features is there are 3 fully functioning RV campsites. This acreage is located 15 Min. from Lomond where there is a school from k-12, grocery store, hardware store and restaurant. If you're looking for peace and quiet, country living, look no further! (id:6289)

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2143158      |
| Price          | \$649,900     |
| Bedrooms       | 5             |
| Bathrooms      | 5.00          |
| Half Baths     | 1             |
| Square Footage | 3,364         |
| Acres          | 11.61         |
| Year Built     | 2017          |
| Type           | Single Family |

Sub-Type Freehold

### Community Information

Address 328 Railway Avenue  
Subdivision N/A  
City Travers  
Province Alberta  
Postal Code T0L1G0

### Amenities

Features PVC window, No neighbours behind, No Animal Home, No Smoking Home  
Parking Spaces 20  
Parking Attached Garage, Garage, Heated Garage, Oversize  
# of Garages 3  
View View

### Interior

Appliances Refrigerator, Water purifier, Water softener, Range - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up  
Heating Propane Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 2  
# of Stories 2  
Has Basement Yes  
Basement Walk out

### Exterior

Exterior Composite Siding  
Exterior Features Fruit trees, Garden Area, Landscaped, Lawn, Underground sprinkler  
Construction Wood frame  
Foundation Wood

### Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE



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