

\$287,500 - 337 Laura Ave Avenue W, Duchess

MLS® #A2262994

\$287,500

3 Bedroom, 2.00 Bathroom, 1,180 sqft

Single Family on 0.16 Acres

N/A, Duchess, Alberta

Check out this sweet 1994-built 1180 sq. ft. bungalow in the charming town of Duchess, a real gem in a super family-friendly community. This place has a super functional layout, tons of natural light, and all the potential for future tweaks and development. As you walk inside, you'll find a bright, pantry-equipped kitchen paired with a cozy dining area that's perfect for family dinners or entertaining guests. Step outside, a spacious 14' x 10' raised deck overlooks a fully fenced yard – ideal for summer BBQs, gatherings, and just plain enjoying the outdoors. On the main floor, there's a four-piece bathroom, two bedrooms, and a large bedroom with its own 2-piece bathroom for added convenience. The unfinished basement is roughed in for a bedroom and a 3-piece bathroom, providing great potential for additional living space just waiting for your personal touch to turn it into additional living space. Plus, a handy laundry room is equipped with a washer, dryer, practical for everyday living. Outside, the property boasts a roomy 22' x 26' double detached garage with back lane access, plus off-street and RV parking, and underground sprinklers to keep the yard looking lush without the hassle. All this wrapped up in a quiet, kid-friendly neighborhood in Duchess – a community that's all about small-town pride, with a K-12 school, post office, rec centre (complete with a walking track) and ice hockey arena, walking paths, a golf course, and that awesome gas



station/convenience store famous for its ice cream. great value in and small community.
(id:6289)

Built in 1994

Essential Information

Listing #	A2262994
Price	\$287,500
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,180
Acres	0.16
Year Built	1994
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	337 Laura Ave Avenue W
Subdivision	N/A
City	Duchess
Province	Alberta
Postal Code	T0J0Z0

Amenities

Amenities	Golf Course, Park, Playground, Schools
Features	Back lane, Closet Organizers, Level
Parking Spaces	2
Parking	Concrete, Detached Garage, Other, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Poured concrete, Wood frame
Foundation	Wood

Listing Details

Listing Office MaxWell Capital Realty - Brooks



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Listing information last updated on October 16th, 2025 at 3:16am PDT