

# \$499,000 - 119 3rd Avenue W, Alliance

MLS® #A2230246

**\$499,000**

3 Bedroom, 2.00 Bathroom, 2,280 sqft  
Residential on 1.00 Acres

Alliance, Alliance, Alberta

Welcome to this exceptional property located in the charming village of Alliance, AB. If you're seeking a quiet, peaceful, and welcoming community to call home, this is the perfect place. Set on a spacious one-acre lot within the village, this 3-bedroom, 2-bathroom home offers both comfort and versatility. The fully fenced yard is designed for low-maintenance living, featuring a mix of gravel, paved areas, and lawn. A massive 64' x 64' shop with electrical service and a gravel floor offers endless possibilities—ideal for hobbies, storage, or even a home-based business.

Inside the home, you'll find a functional layout with main floor laundry, a generous living room complete with a cozy wood-burning fireplace, a separate dining area or office space, and a well-appointed kitchen with ample cabinetry and counter space. The primary bedroom and a 4-piece bathroom are also conveniently located on the main level. Upstairs, a charming loft-style nook overlooks the living room—perfect for reading or relaxing. Two additional bedrooms and another full 4-piece bathroom complete the upper floor. Additional features include an efficient inverter air conditioning unit, an attached heated garage with an exhaust fan and extractor hood, and plenty of space inside and out to make this property your own.

Built in 1985



## Essential Information

MLS® #	A2230246
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,280
Acres	1.00
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	119 3rd Avenue W
Subdivision	Alliance
City	Alliance
County	Flagstaff County
Province	Alberta
Postal Code	T0B 0A0

## Amenities

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Perimeter Wall

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	22
Zoning	R-T2

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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