



GRASSROOTS
REALTY GROUP

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**337 Laura Ave Avenue W
Duchess, Alberta**

MLS # A2262994



\$287,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Off Street, RV Access		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Mixed, Other, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters		

Inclusions: NA

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.