



**230 Frederick Avenue W  
Standard, Alberta**

**MLS # A2288586**



**\$474,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

<b>Heating:</b>	Mid Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan		

**Inclusions:** Curtain Rods, Hot tub.

Welcome to your prairie retreat in the quiet, close-knit community of Standard, Alberta — where life feels a little slower, the skies stretch a little wider, and home truly feels like an escape. Set on a double lot totaling 1/3 of an acre, this beautifully maintained bungalow offers over 2,000 sq ft of developed living space- giving you the flexibility to grow, host, or simply spread out and breathe. Step inside to an inviting open-concept main floor flooded with natural light and finished with durable luxury vinyl plank flooring. The spacious living area flows effortlessly into a bright, functional kitchen complete with a walk-in pantry and generous storage. Two bedrooms and a full bath complete the main level, creating comfortable, easy living. Downstairs, the fully finished basement expands your options with four, yes 4 additional bedrooms, a cozy family room, oversized laundry area, and a soundproofed utility room. Whether you need space for a large family, guests, or a home office setup, this layout adapts beautifully. And then there’s the space that truly sets this home apart. A stunning cedar-framed sunroom surrounds a built-in hot tub, complete with ambient lighting, integrated speakers, and a gas fireplace. It’s the kind of space you’ll use year-round — quiet mornings, star-filled evenings, and everything in between. Outside, the lifestyle continues. Enjoy summer evenings on the 12' x 20' entertainment deck, gather around the outdoor fireplace, or tend to your landscaped yard featuring fruit trees, raised garden beds, and plenty of room for play. With parking for ample vehicles, a detached garage, portable garage, and double-gated access, there’s no shortage of space for toys, trailers, or projects. Recent updates include: • Newer furnace (approx. 6 years) • Hot water tank (under 1 year) • Dishwasher (under 1 year) • Brand new

basement windows • Fresh paint and updated flooring on both levels • Basement development completed 4 years ago. Standard offers that rare balance of peaceful country living with everyday essentials close at hand. The village features K&ndash;12 school busing to Wheatland Crossing School, ATB Financial, grocery store, post office, daycare, library, sports fields, rodeo grounds, and the charming volunteer-built Memory Lane walking path. You&rsquo;re just 20 minutes to Strathmore and approximately one hour to Calgary &mdash; close enough for convenience, yet far enough to truly unwind in the calm of the prairies. This isn&rsquo;t just a home &mdash; it&rsquo;s the lifestyle so many people are quietly searching for.