



GRASSROOTS
REALTY GROUP

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102 Railway Avenue E
Carseland, Alberta

MLS # A2150026



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,187 sq.ft.	Age:	1905 (120 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Parquet, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	None	LLD:	7-22-25-W4
Exterior:	Composite Siding	Zoning:	HMU - Hamlet/mixed use
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Wood Windows		

Inclusions: Gazebo. Portable fire table and portable propane barbecue negotiable.

Step into this remarkable 1905 character home, offering both historic charm and modern amenities. Located in a prime neighborhood within walking distance of a school, community center, ball diamond, restaurant, and grocery store, this property offers an unmatched combination of convenience and character. Rich in history, the building has previously served as a trading post bunkhouse, later becoming a hardware store that sold gas, and most recently, a thrift shop with living space above; adding a fascinating legacy to its already unique appeal. One major recent upgrade includes a premium EuroShield slate rubber roof, installed in 2021. Designed to last up to 50 years, this durable and eco-conscious roofing system blends aesthetic appeal with long-term peace of mind. This unique home is thoughtfully designed to accommodate a variety of living arrangements. The second floor, with its own kitchen, laundry, and four bedrooms, offers incredible flexibility. Whether you're seeking space for extended family, a space for guests, or envisioning a creative studio or workspace, the layout allows you to customize the home to suit your specific needs. The vaulted ceilings, abundant natural light, and a spacious rooftop patio elevate the comfort and functionality of the home, making it an inspiring space for any purpose. On the main floor, the heart of the home is the well-designed kitchen that opens into the dining and living areas, creating an inviting environment for gatherings or day-to-day living. An additional office or studio space adds to the home's adaptability, making it perfect for remote work, hobbies, or personal projects. Outside, the private north-facing backyard offers a serene space with a charming garden and gazebo—an ideal space to relax, entertain, or cultivate your green thumb. The attached single garage and additional

storage shed provide plenty of space for tools, equipment, and seasonal items, ensuring practicality and organization. This property also invites further customization to align with your vision. Whether it's reimagining certain spaces, exploring conversion possibilities, or tailoring the home to reflect your personal style, the options are endless. The historic character and modern amenities combine to provide a solid foundation for creating a one-of-a-kind living experience. For those who value versatility, charm, and location, this home presents an unparalleled opportunity to craft a space that perfectly fits your lifestyle. Contact us today to schedule a private viewing and discover the full potential of this extraordinary property!