

# \$245,000 - 401 3rd Avenue W, Foremost

MLS® #A2252324

**\$245,000**

4 Bedroom, 2.00 Bathroom, 2,255 sqft

Residential on 0.36 Acres

NONE, Foremost, Alberta

Former RCMP detachment/residence in the Village of Foremost. The main residence boasts a living room, dining room, kitchen with island, 3 bedrooms and a full bathroom. Connected to the residence is the former detachment office developed with an office, flex room, 1 bedroom, full bathroom, larger storage room and former holding area. The single attached garage measures 14' x 28' and additional parking is available for 4 vehicles along the west side from the alley and 1 vehicle in the front driveway. While the interior space benefits from central AC, a large fenced backyard provides that private outdoor living area. Offering over 2,200 ft<sup>2</sup> of developed living area on a double lot, there is an abundance of potential waiting for you to discover.....Ancien détachement/résidence de la GRC dans le village de Foremost. La résidence principale dispose d'un salon, d'une salle à manger, d'une cuisine avec îlot, de 3 chambres à coucher et d'une salle de bain complète. L'ancien bureau du détachement est relié à la résidence et comprend un bureau, une salle polyvalente, une chambre à coucher, une salle de bain complète, une grande salle d'entreposage et une ancienne aire d'attente. L'unique garage attenant mesure 14 x 28' et un stationnement supplémentaire est disponible pour 4 véhicules le long du côté ouest de l'allée et 1 véhicule dans l'allée avant. Alors que l'espace intérieur



bÃ©nÃ©ficie de la climatisation centrale, une grande cour arriÃ©re clÃ©turÃ©e offre cet espace de vie extÃ©rieur privÃ©. Offrant plus de 2 200 piÂ² de surface habitable amÃ©nagÃ©e sur un terrain double, il y a une abondance de potentiel qui nâ€™attend que vous.

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252324    |
| Price          | \$245,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,255       |
| Acres          | 0.36        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 401 3rd Avenue W            |
| Subdivision | NONE                        |
| City        | Foremost                    |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0X0                     |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 6                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

## Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Separate Entrance |
| Appliances        | See Remarks                                          |
| Heating           | Forced Air                                           |

|              |                     |
|--------------|---------------------|
| Cooling      | Central Air         |
| Has Basement | Yes                 |
| Basement     | Unfinished, Partial |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco                                     |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 58                |
| Zoning         | PI                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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