

\$397,000 - 308 3 Avenue Nw, Linden

MLS® #A2254018

\$397,000

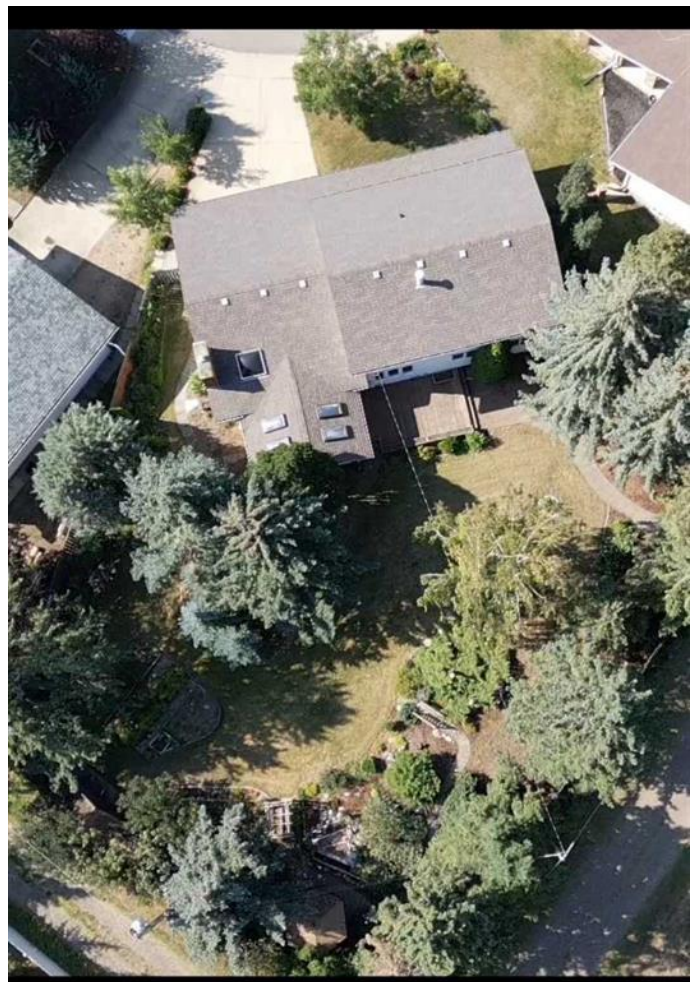
5 Bedroom, 4.00 Bathroom, 2,134 sqft

Residential on 0.28 Acres

NONE, Linden, Alberta

Welcome to this spacious 2-storey home in Linden, perfectly tucked away on a quiet cul-de-sac! Sitting on one of the largest lots in the village (12,250 sq. ft.), this property offers plenty of space, comfort, and privacy. Lovingly maintained by the original owners, this home boasts over 3,000 sq. ft. of total living space! Inside, youâ€™ll find a total of five bedrooms and four bathrooms, with four generously sized bedrooms upstairs, including a large primary suite with a walk-in closet and 3-piece ensuite. The finished basement features an additional bedroom, bathroom with sauna, a spacious family room, hobby room, excellent storage options, and a cold room. The main floor offers inviting living areas with a cozy fireplace, a bright sunroom, 2-pc bath and a functional layout that flows seamlessly for everyday living.

This home is full of thoughtful updates and features, including a heated attached double garage (24x22), brand new fridge and stove, and a roof thatâ€™s only six years old! Step outside to your private backyard oasisâ€”beautifully landscaped to feel like your own park, yet offering plenty of privacy to relax, garden, or host gatherings. Whether enjoying quiet mornings in the sunroom or evenings in the yard with friends and family, this home truly has something for everyone. A rare opportunity to own such a large, well-cared-for home with modern updates and an incredible lot in the heart of Linden!



Built in 1977

Essential Information

MLS® #	A2254018
Price	\$397,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,134
Acres	0.28
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	308 3 Avenue Nw
Subdivision	NONE
City	Linden
County	Kneehill County
Province	Alberta
Postal Code	T0M1J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Sauna, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul- Landscaped, Many Trees, Pr
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Asp
Foundation	Poured Concrete



Additional Information

Date Listed	September 3rd, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.