

# \$254,000 - 212 Mainstreet, Kingman

MLS® #A2173321

## \$254,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft  
Residential on 0.29 Acres

Kingman, Kingman, Alberta

If you're seeking a quaint and cozy home on a spacious lot in a peaceful, close-knit community, 212 Mainstreet Kingman might be the perfect fit! Conveniently located next to the museum (with delicious homemade pie available every Wednesday), it backs onto the community playground and is just steps away from the new outdoor hockey rink, popular with families throughout the winter. This 1,280 sq. ft. bungalow sits on four 25' lots, providing ample space for a garden or a larger garage/shop. The front porch and side ramp ensure easy access. Inside, the main level features an open-concept layout with a bright living room, a dining area, and a functional kitchen. You'll appreciate the main floor laundry, as well as three bedrooms (the primary includes a 2-piece ensuite) and a 4-piece bathroom. The property has a working well for showers and laundry, and the 12x24 garage is perfect for storage or projects. A partial basement currently serves as extra storage. Kingman is a vibrant community with a K-12 school, conveniently located near Tofield, Sherwood Park, and Camrose.

Built in 1950

## Essential Information

MLS® #	A2173321
Price	\$254,000
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,280
Acres	0.29
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	212 Mainstreet
Subdivision	Kingman
City	Kingman
County	Camrose County
Province	Alberta
Postal Code	T0B 2M0

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 16th, 2024
Days on Market	187
Zoning	R1

**Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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