

## **\$358,000 - 60 54569 Rge Road 215, Josephburg**

MLS® #E4438673

**\$358,000**

3 Bedroom, 1.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Josephburg, Josephburg, AB

RENOVATED BUNGLAOW ON A LARGE PRIVATE LOT WITH A DOUBLE GARAGE. WELCOME TO #60 54569 RANGE ROAD 215 IN THE QUIET COMMUNITY OF JOSEPHBURG. THIS HOME HAS 2172 SQ FT OF TOTAL LIVING SPACE, 3 BEDROOMS, 2 BATHROOMS, AND A FULLY FINISHED BASEMENT. THE KITCHEN HAS STAINLESS APPLIANCES, TILE BACKSPLASH, 9 FOOT CEILINGS, EATING BAR STYLE ISLAND, WALK-IN PANTRY, AND UPGRADED CABINETRY. HOME HAS A SMALL DINING NOOK OFF THE KITCHEN. LIVING ROOM IS SPACIOUS WITH LAMINATE FLOORS AND NEWER PAINT. PRIMARY BEDROOM IS KING-SIZED WITH LAMINATE FLOORS AND DOUBLE CLOSETS. MAIN BATH IS 4 PIECE WITH AN UPGRADED VANITY AND PRIMARY BEDROOM ACCESS. MAIN FLOOR ALSO HAS A HALF BATH, MAIN FLOOR LAUNDRY, AND 2 MORE BEDROOMS. THE BASEMENT IS FINISHED WITH A GALLEY STYLE FAMILY ROOM, STORAGE AREA, AND UTILITY AREA. HOME HAS NEWER VINYL SIDING, NEW FURANCE (2018), UPGRADED ELECTRICAL, NEWER EXTERIOR DECKING, 2020 ROOFING, MUNICIPAL WATER AND SEWER. GARAGE IS 29X24. YARD IS FENCED WITH MATURE TREES, A SHED, AND FIREPIT.



Built in 1948

## Essential Information

MLS® #	E4438673
Price	\$358,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	60 54569 Rge Road 215
Area	Josephburg
Subdivision	Josephburg
City	Josephburg
County	ALBERTA
Province	AB
Postal Code	T8L 4B9

## Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached

## Interior

Appliances	Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	13
Zoning	Zone 60

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