# \$324,900 - 3711 Railway Avenue, Mallaig

MLS® #E4444525

### \$324.900

5 Bedroom, 3.00 Bathroom, 1,397 sqft Single Family on 0.00 Acres

Mallaig, Mallaig, AB

Welcome to this well-cared-for family home in the friendly community of Mallaig! Set back from the road on a spacious lot, this property offers both privacy and plenty of outdoor space. The beautifully landscaped yard features a generous front lawn, and a fully usable backyard that backs onto the school perfect for families with young children. Inside, the bright north-facing living room features a charming bay window, while the open-concept dining and kitchen areas allow for easy conversation and connection while cooking. Step out from the dining room onto the large, low-maintenance Dura Deck - ideal for summer gatherings. The main floor offers two bedrooms and a convenient laundry area just off the garage access. Downstairs, you'II find a fully finished basement with three additional bedrooms, a spacious family room, and a 3-piece bathroom. Whether you move in and enjoy as-is or add your own finishing touches, this home has tons to offer!

Built in 1994

#### **Essential Information**

MLS® # E4444525 Price \$324,900

Bedrooms 5
Bathrooms 3.00







Full Baths 3

Square Footage 1,397 Acres 0.00

Year Built 1994

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 3711 Railway Avenue

Area Mallaig
Subdivision Mallaig
City Mallaig
County ALBERTA

Province AB

Postal Code T0A 2K0

## **Amenities**

Amenities Deck, Fire Pit, Parking-Extra

Parking Double Garage Attached, Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Landscaped, Not Fenced, Playground Nearby, Schools,

Vegetable Garden

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 122

Zoning Zone 60

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