

**207 Railway Avenue
Torrington, Alberta**

MLS # A2281208

\$260,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Garage Door Opener with Remote, Alarm for Garage and House

This well maintained, move in ready home offers numerous updates already completed, including new shingles, durable Hardie board siding, newer windows (with egress in the basement) and an updated hot water tank and furnace. The main floor features a functional wrap around kitchen with ample cabinetry, a bright dining area and a spacious living room highlighted by a cozy corner fireplace. Two nice sized bedrooms and a full 4 pce bathroom complete the main level. The fully finished basement adds valuable living space with modern vinyl plank flooring throughout. The large family room offers flexibility and could easily add an additional bedroom if desired. A stylish 3 pce bathroom features a glass shower and ceramic tile flooring. You'll also find a dedicated laundry area with water and drain hookups for a laundry sink, along with plenty of storage space. Outside, the property features an oversized detached heated garage, a fenced yard (just need gates) and mature landscaping—ideal for outdoor enjoyment and added functionality. A solid, updated home with thoughtful improvements—perfect for those looking to simply move in and enjoy small town living.