

# \$194,000 - 312 Truman Street, Carmangay

MLS® #A2222697

**\$194,000**

2 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.21 Acres

NONE, Carmangay, Alberta

Welcome to this cozy two-bedroom, one and a half bathroom home nestled on three spacious lots in the Village of Carmangay, Alberta. According to the Village of Carmangay, the property was estimated to have been built in 1960. Since being purchased by the current owners in 2006, the home has seen extensive renovations, blending classic charm with modern convenience. Inside, youâ€™ll find a large living room thatâ€™s perfect for relaxing or entertaining. The kitchen includes an eating area and comes equipped with a stove, refrigerator, freezer, dishwasher, and a reverse osmosis system. A combination two-piece bathroom and laundry room, which includes a stacking washer and dryer, adds extra functionality to the layout. The primary bedroom features a walk-in closet, and both bathrooms are fitted with low-flow toilets. The homeâ€™s main source of heat is an electric heat pump/air condition unit, complemented by a wood-burning stove in the living room for added warmth and charm. In-floor heating is also available for emergency use. The basement serves as a utility area and provides extra storage space. Outside, the yard is landscaped and partially fenced, with a large parking area ideal for an RV. Two sheds are includedâ€”one measuring 8 feet by 18 feet, and the other a 12 foot by 12 foot insulated shed currently powered by solar energy. A line is already in place to bring solar power into the home, and the existing solar panels and system are negotiable with the sale. This



property is ideally located near several lakes, including McGregor Lake, Little Bow Provincial Park, and Twin Valley Reservoir, offering plenty of recreational opportunities nearby. Whether you're looking for a peaceful place to settle down or a base for lakeside adventures, this property is well worth a look. Book your showing today!

Built in 1960

### Essential Information

MLS® #	A2222697
Price	\$194,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,104
Acres	0.21
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	312 Truman Street
Subdivision	NONE
City	Carmangay
County	Vulcan County
Province	Alberta
Postal Code	T0L 0N0

### Amenities

Parking Spaces	3
Parking	Off Street, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Electric, Heat Pump, Wood Stove, Wood
Cooling	Other
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Combination

## Additional Information

Date Listed	May 19th, 2025
Days on Market	1
Zoning	Residential

## Listing Details

Listing Office	Magnuson Realty Ltd
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.