

# \$245,000 - 401 3rd Avenue W, Foremost

MLS® #A2252324

**\$245,000**

4 Bedroom, 2.00 Bathroom, 2,255 sqft

Residential on 0.36 Acres

NONE, Foremost, Alberta

Former RCMP detachment/residence in the Village of Foremost. The main residence boasts a living room, dining room, kitchen with island, 3 bedrooms and a full bathroom. Connected to the residence is the former detachment office developed with an office, flex room, 1 bedroom, full bathroom, larger storage room and former holding area. The single attached garage measures 14' x 28' and additional parking is available for 4 vehicles along the west side from the alley and 1 vehicle in the front driveway. While the interior space benefits from central AC, a large fenced backyard provides that private outdoor living area. Offering over 2,200 ft<sup>2</sup> of developed living area on a double lot, there is an abundance of potential waiting for you to discover.....Ancien d'attachement/résidence de la GRC dans le village de Foremost. La résidence principale dispose d'un salon, d'une salle à manger, d'une cuisine avec îlot, de 3 chambres à coucher et d'une salle de bain complète. L'ancien bureau du détachement est relié à la résidence et comprend un bureau, une salle polyvalente, une chambre à coucher, une salle de bain complète, une grande salle d'entreposage et une ancienne aire d'attente. L'unique garage attenant mesure 14 x 28' et un stationnement supplémentaire est disponible pour 4 véhicules le long du côté ouest de l'allée et 1 véhicule dans l'allée avant. Alors que l'espace intérieur



bÃ©nÃ©ficie de la climatisation centrale, une grande cour arriÃ©re clÃ©turÃ©e offre cet espace de vie extÃ©rieur privÃ©. Offrant plus de 2 200 piÂ² de surface habitable amÃ©nagÃ©e sur un terrain double, il y a une abondance de potentiel qui nâ€™attend que vous.

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252324    |
| Price          | \$245,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,255       |
| Acres          | 0.36        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 401 3rd Avenue W            |
| Subdivision | NONE                        |
| City        | Foremost                    |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0X0                     |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 6                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

## Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Separate Entrance |
| Appliances        | See Remarks                                          |
| Heating           | Forced Air                                           |

|              |                     |
|--------------|---------------------|
| Cooling      | Central Air         |
| Has Basement | Yes                 |
| Basement     | Unfinished, Partial |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco                                     |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 71                |
| Zoning         | PI                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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