

# \$225,000 - 7 4 Avenue Sw, Faust

MLS® #A2189892

## \$225,000

3 Bedroom, 2.00 Bathroom, 1,502 sqft  
Residential on 0.19 Acres

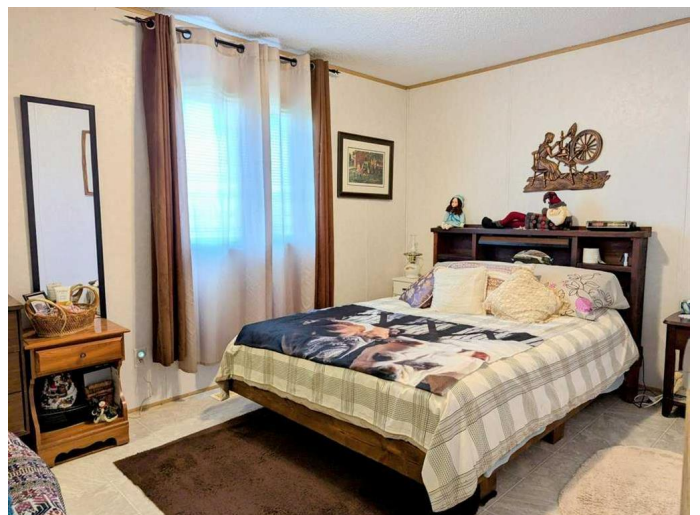
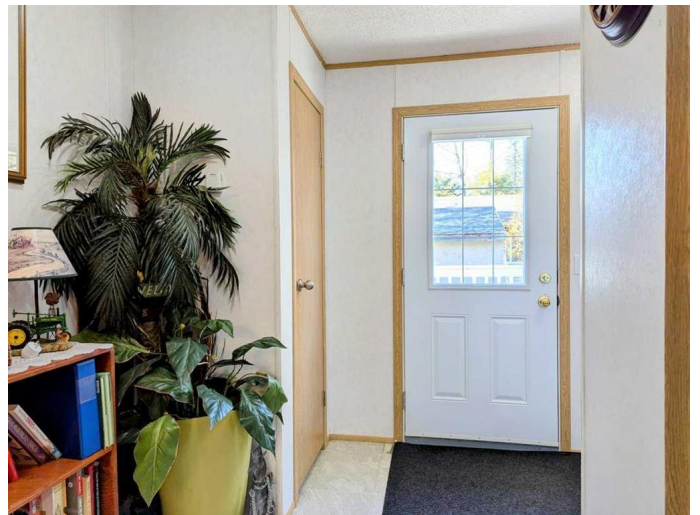
NONE, Faust, Alberta

This 3 bedroom home is located just minutes from the lake and marina, in a low traffic neighborhood, and sits on a beautiful fenced and gated yard with a large deck and a 10'x12' shed. The home has been well kept and some recent upgrades include a new furnace in 2023, and a freshly stained fence. The home features over 1500 sq/ft of living space with a huge primary bedroom with an ensuite and walk-in closet, 2 additional bedrooms, a nice sized storage room that could even function as an office, vaulted ceilings and a large kitchen. Also included with this property is the adjacent lot (9 4 Avenue SW MLS#A2190187) which offers room to grow and allows for tons of additional parking for vehicles, ATVs and RVs, or even the opportunity to remove the dividing fence and create a massive yard. Don't miss out on this one!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2189892  |
| Price          | \$225,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,502     |
| Acres          | 0.19      |
| Year Built     | 2006      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 4 Avenue Sw    |
| Subdivision | NONE             |
| City        | Faust            |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 0X0          |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                              |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Basement          | None                                                                                      |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard, Storage                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | None                                    |

### Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | March 4th, 2025       |
| Days on Market | 204                   |
| Zoning         | RN Residential Market |

### Listing Details

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

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