

# \$694,900 - 840 Dufferin Street, Granum

MLS® #A2197213

**\$694,900**

4 Bedroom, 3.00 Bathroom, 1,686 sqft  
Residential on 0.77 Acres

NONE, Granum, Alberta

Experience serene living with unobstructed hill views on this beautiful 0.77-acre property located on the west side of the charming hamlet of Granum. This remarkable home offers a perfect blend of comfort and elegance, featuring a spacious living room with a cozy corner wood-burning fireplace and expansive picture windows framing the breathtaking western landscape. The formal dining room provides an ideal setting for family gatherings, while the well-appointed kitchen boasts a breakfast nook, perfect for casual meals. Enjoy the added luxury of a sunroom, where you can relax and soak in the natural light. The master bedroom is a true retreat, offering ample space for a sitting area, a private 3-piece ensuite, and garden doors leading to an east-facing deck—an ideal spot for morning coffee or evening relaxation. The main floor also includes a 4-piece bathroom and a convenient laundry area in the spacious mudroom, which is just off the attached double garage. The fully developed basement offers additional living space, featuring two bedrooms, a family room, a sitting room, a 4-piece bathroom, and plenty of storage. There's truly space for the whole family. For those in need of a workshop, this property features a newly constructed, fully insulated, and heated shop with a 2-piece bathroom. With plenty of space for your tools and toys, and a drive-through driveway for added convenience, mature landscaping with drip system, this property offers an "almost" acreage living experience you'll love. Don't



miss the opportunity to make this stunning property your new home!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197213    |
| Price          | \$694,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,686       |
| Acres          | 0.77        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 840 Dufferin Street          |
| Subdivision | NONE                         |
| City        | Granum                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1A0                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Wood Burning             |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 29               |
| Zoning         | Res              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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