

# \$249,000 - 504 Rosebud Street, Carbon

MLS® #A2203928

## \$249,000

2 Bedroom, 2.00 Bathroom, 1,089 sqft  
Residential on 0.16 Acres

NONE, Carbon, Alberta

This home is located in the community of Carbon, which features many amenities, Community Church, K-9 parks, walking and bike path. This property is a very large private lot, with no neighbor on the two sides, of home that feels like a small acreage in a beautiful village environment . House has a large entry the leads to kitchen and basement. Kitchen is bright with a inviting feeling and newer stainless steal appliance . Living room is spacious with a large window making the room very bright, that leads to a new deck on the east side of the home. Raised basement has one legal bedroom ,office, full bathroom ,laundry in an open area, cold room for canning and garden goods, there are many storage closets. Car port on the north side of home, and an over-sized single with a workbench and storage shelves. Garden shed for lawn and yard tools. This is a must see to appreciated this properties value.

Built in 1952

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203928  |
| Price          | \$249,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,089     |
| Acres          | 0.16      |



|            |             |
|------------|-------------|
| Year Built | 1952        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 504 Rosebud Street |
| Subdivision | NONE               |
| City        | Carbon             |
| County      | Kneehill County    |
| Province    | Alberta            |
| Postal Code | T0M0L0             |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Attached Carport, Off Street, Single Garage Detached |
| # of Garages   | 1  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Smoking Home, Wood Windows                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard  |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Brush |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 14               |
| Zoning         | R1               |

### **Listing Details**

Listing Office

MaxWell Capital Realty

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