

\$349,900 - 35 54569 Rr 215, Josephburg

MLS® #E4462768

\$349,900

4 Bedroom, 2.00 Bathroom, 960 sqft

Single Family on 0.00 Acres

Josephburg, Josephburg, AB

Escape the city and enjoy the charm of small-town living in this beautifully upgraded and fully developed 3 + 1 bedroom bungalow, just a short drive from Fort Sask. Landscaped corner lot with convenient back alley access. Step inside to discover a bright and welcoming country-style kitchen, thoughtfully updated with new countertops, sink, and cabinetry. The family-sized living room is the perfect place to unwind, featuring a cozy gas fireplace that set the tone for relaxing evenings or quiet nights in. Down the hall, you'll find 3 comfortable bedrooms, each with ample natural light, and a 4PC main bathroom. The main-floor laundry, conveniently located just off the kitchen, adds everyday practicality and ease. The fully finished basement has a large rec room, a spacious bedroom, a 3PC bath, 2nd kitchen, and a cold room. Enjoy your morning coffee or summer barbecues on the deck just off the back entrance. The yard is surrounded by mature trees and landscaping, offering privacy and shade.

Built in 1959

Essential Information

MLS® # E4462768

Price \$349,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	35 54569 Rr 215
Area	Josephburg
Subdivision	Josephburg
City	Josephburg
County	ALBERTA
Province	AB
Postal Code	T8L 4B9

Amenities

Amenities	Deck, Detectors Smoke, Fire Pit
Parking	No Garage, Parking Pad Cement/Paved

Interior

Appliances	Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Fort Saskatchewan
Middle	Fort Saskatchewan
High	Fort Saskatchewan

Additional Information

Date Listed	October 20th, 2025
Days on Market	10
Zoning	Zone 60

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