



## 212 Mainstreet , Kingman, Alberta - \$240,000



Main Photo

### Property Description

If you're seeking a quaint and cozy home on a spacious lot in a peaceful, close-knit community, 212 Mainstreet Kingman might be the perfect fit! Conveniently located next to the museum (with delicious homemade pie available every Wednesday), it backs onto the community playground and is just steps away from the new outdoor hockey rink, popular with families throughout the winter. This 1,280 sq. ft. bungalow sits on four 25' lots, providing ample space for a garden or a larger garage/shop. The front porch and side ramp ensure easy access. Inside, the main level features an open-concept layout with a bright living room, a dining area, and a functional kitchen. You'll appreciate the main floor laundry, as well as three bedrooms (the primary includes a 2-piece ensuite) and a 4-piece bathroom. The property has a working well for showers and laundry, and the 12x24 garage is perfect for storage or projects. A partial basement currently serves as extra storage. Kingman is a vibrant community with a K-12 school, conveniently located near Tofield, Sherwood Park, and Camrose.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

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*Courtesy Of: Coldwell Banker Ontrack Realty*



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