

\$287,500 - 337 Laura Ave Avenue W, Duchess

MLS® #A2262994

\$287,500

3 Bedroom, 2.00 Bathroom, 1,180 sqft
Residential on 0.16 Acres

NONE, Duchess, Alberta

Check out this sweet 1994-built 1180 sq. ft. bungalow in the charming town of Duchess, a real gem in a super family-friendly community. This place has a super functional layout, tons of natural light, and all the potential for future tweaks and development.

As you walk inside, you'll find a bright, pantry-equipped kitchen paired with a cozy dining area that's perfect for family dinners or entertaining guests. Step. outside, a spacious 14' x 10' raised deck overlooks a fully fenced yard – ideal for summer BBQs, gatherings, and just plain enjoying the outdoors.

On the main floor, there's a four-piece bathroom, two bedrooms, and a large bedroom with its own 2-piece bathroom for added convenience.

The unfinished basement is roughed in for a bedroom and a 3-piece bathroom, providing great potential for additional living space just waiting for your personal touch to turn it into additional living space. Plus, a handy laundry room is equipped with a washer, dryer, practical for everyday living.

Outside, the property boasts a roomy 22' x 26' double detached garage with back lane access, plus off-street and RV parking, and underground sprinklers to keep the yard looking lush without the hassle. All this wrapped up in a quiet, kid-friendly



neighborhood in Duchess “ a community that's all about small-town pride, with a K-12 school, post office, rec centre (complete with a walking track) and ice hockey arena, walking paths, a golf course, and that awesome gas station/convenience store famous for its ice cream. great value in and small community.

Built in 1994

Essential Information

MLS® #	A2262994
Price	\$287,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,180
Acres	0.16
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	337 Laura Ave Avenue W
Subdivision	NONE
City	Duchess
County	Newell, County of
Province	Alberta
Postal Code	T0J0Z0

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Detached, Driveway, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame, Manufactured Floor Joist, Other
Foundation	Wood

Additional Information

Date Listed	October 8th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	MaxWell Capital Realty - Brooks
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.