



2000, 2 Avenur
Dickson, Alberta

MLS # A2289269



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,846 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Drive Through, Driveway, Quad or More Detached		
Lot Size:	3.73 Acres		
Lot Feat:	Corner Lot, Many Trees		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	2-36-3-W5
Exterior:	See Remarks	Zoning:	R-3
Foundation:	Other, See Remarks	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s)		

Inclusions: none

On the edge of the Hamlet of Dickson, just minutes to Glennifer Lake, this charming & spacious 3-Bedrm, 3-Bathrm 1,846 sq.ft. 1.5-storey home is nestled on a beautiful, fully fenced 3.73 acres and right off Pavement! This character-filled home, originally built in 1909, has an effective age of 1981 (Red Deer County Records) blends classic farmhouse charm with modern updates! The open-concept kitchen, dining & living area features towering vaulted ceilings, a granite kitchen island, copper countertops, and charming stained-glass pantry doors—creating a bright, airy and welcoming space. It enjoys in-floor heat, a cozy wood-burning stove and central vac. The main-floor Primary suite boasts a spacious 4 pc Ensuite, with a soaker tub and separate shower. The main 3Pc Bathrm bragging classy rock and tile finishes, matches the functional main floor laundry room. Upstairs, you’ll find two spacious bedrooms, a 2-piece bathroom & a convenient office or work-out Nook overlooking the main floor. Step outside to a beautifully landscaped yard, with a Gazebo great for entertaining or relaxing with a good book! The Guest house with a bedroom, shower and sink/toilet, may be transformed into a summer AirBnB Rental with some touch ups. You will also discover a detached 22x32ft Garage/Workshop with a 7' 7"x 24ft Lean-too for extra storage, a chicken coop & storage shed. Wait, we're not done yet! The 40x60x16ft shop built in 2022, has two 14’ Overhead doors, electrical panel installed, natural gas ran —partially insulated and ready to finish and two water wells!! This beautiful property also offers Apple and Saskatoon trees! A fully fenced pasture adds to the property’s appeal with room for some

critters or horses. This home exudes character, offering modern comforts and endless possibilities, perfect for anyone looking for charm, space, versatility and a fun, convenient location! Disclosure- Basement foundation has a crack and has shifted. Repair Quote available on request.