



GRASSROOTS
REALTY GROUP

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**120 Dominion Street
Kingman, Alberta**

MLS # A2303390



\$499,000

Division:	Kingman		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,855 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, micro hood fan, washer, dryer(&pedestals), upright freezer, basement fridge, blinds, 2 garage remotes, spare hardwood, tile, and paint, wood shelter, shed, wood bin & garbage bin, grape grecian planters

If you're dreaming of peaceful country living with all the comforts of town, this is the home for you. This spacious 6-bedroom, 4-bathroom bungalow offers 1,855 sq ft of living space on a rare triple lot in the welcoming community of Kingman. From the moment you step onto the charming front deck, you'll be captivated by the uninterrupted views of rolling farmers' fields, a picture-perfect scene you'll enjoy year-round from the deck, living room, dining room, and kitchen. It's a view that truly makes you forget you're in town. The home sits on a beautifully landscaped lot that feels like a little acreage, complete with a spacious front and back yard, a cozy fire pit area with wood shelter, and no backyard neighbors. Just privacy and serenity at its finest. Inside, you'll find room for the whole family with generous entryways at both the front and side, ideal for managing boots, coats, and busy mornings. The main living space is warm and inviting, featuring a large picture window, a cozy fireplace, and a dining area perfect for large family gatherings. The kitchen boasts ample cabinetry, counter space, a full-size fridge and freezer, with a brand-new backsplash. The kitchen window overlooks the backyard, perfect for keeping an eye on the kids or enjoying the view with your morning coffee. Down the hall, you'll find 3 main-floor bedrooms, including a primary suite with a beautifully renovated 3-piece ensuite with heated floors & featuring a luxurious walk-in shower & walk-in closet. An updated 4-piece bathroom completes the main level. The basement offers even more space to grow, with 3 additional bedrooms, a stunning bathroom with walk-in shower, a large rec room, laundry area, and abundant storage. The 24x24 detached heated garage is perfect for a workshop or secure vehicle storage. Move-in ready with room to grow, this home is a true gem in Kingman, home

to the famous outdoor hockey rink and a close-knit community feel you'll love. This is a one-of-a-kind property with million-dollar views and small-town charm. Welcome home!