



**412 Queen Avenue
Monarch, Alberta**

MLS # A2320375



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,615 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Separate Entrance		

Inclusions: Fridge, Gas Stove, Hood Fan, Dishwasher, Microwave, Washer, Dryer, Ceiling Fan, Window Coverings, Dehumidifier, TV Wall Mounts, Furnace-A/C, Stand up Freezer

Welcome to 412 Queen Avenue in Monarch, a thoughtfully designed bungalow set on a spacious double lot, offering comfortable one-level living with exceptional utility, energy efficiency, and outdoor space. This well-built home features 3 bedrooms, 2 bathrooms, and an oversized double attached garage. As you enter the home, you're welcomed by a bright open-concept living area with high ceilings that create an inviting sense of space as well, all doorways are 36 inches wide for wheelchair access. The kitchen showcases beautiful cherrywood cabinetry, granite countertops, and ample workspace, flowing seamlessly into the dining and living areas. The home also features a spacious primary bedroom with a 5-piece ensuite, two additional bedrooms, a 3-piece bathroom, and a convenient laundry room. Designed for year-round comfort, the home offers in-floor heating throughout, zone-controlled thermostats in every bedroom, triple-pane windows, and durable stucco siding. The property is equipped with three electrical panels and an oversized solar panel system designed to support high-energy demands, making it ideal for welding equipment, RV usage, and workshop operations. The oversized double attached garage features a 10-foot overhead door, cold storage area, and an unfinished 3-piece bathroom, providing excellent flexibility for hobbies, projects, storage, or future customization. Additional exterior features include RV hookups, a dedicated sewer-connected RV drain pit for grey/black water disposal, raised flower beds with irrigation, gardens and landscaping, and mature apple and plum trees. The expansive backyard offers exceptional outdoor living space with room for gardening, a greenhouse, workshop area, and plenty of space to enjoy the peaceful surroundings. Built with durable 40-year shingles and quality finishes throughout, this property

combines practicality, efficiency, and functionality in a quiet community setting. With its energy-efficient features, oversized lot, impressive garage, RV-friendly amenities, and thoughtfully designed layout, 412 Queen Avenue offers a rare combination of space, versatility, and modern conveniences, making it a property well suited to a wide range of lifestyles and needs. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.