



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

209 First Avenue S
Torrington, Alberta

MLS # A2328604



\$359,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,271 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, See Remarks, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

This attractive new home offers a bright, functional layout and the opportunity to customize the unfinished basement to suit your family's needs. A spacious front foyer welcomes you with a large window and provides convenient access to the attached garage, the main upper living area, and the basement. The open-concept upper level is filled with natural light and features stylish kitchen, dining and living areas, creating the perfect space for everyday living and entertaining. Access the back deck from the dining room where you can enjoy views of the backyard. The primary bedroom offers a walk-in closet and a private 3-piece ensuite. Also on the main level are a second bedroom, a full 4-piece bathroom, a convenient laundry room, and a versatile third room that would make an ideal bedroom, home office, or hobby room. The basement is insulated and vapour-barriered, providing an excellent head start for future development. It is roughed in for a bathroom and in-floor heat, allowing you to finish the space to your own style and needs. Additional features include a hot water recirculation system for near-instant hot water throughout the home. Outside, the yard is partially fenced and offers plenty of room for gardening, entertaining, or pets. Located in the welcoming community of Torrington, this home offers the charm of small-town living with easy access to larger centres. Torrington is known for its peaceful atmosphere, strong sense of community, scenic prairie views, and unique attractions, including the popular World Famous Gopher Hole Museum. Residents enjoy a relaxed rural lifestyle while being only a short drive to Olds, Three Hills, or Trochu for schools, shopping, medical services, restaurants, recreation, and everyday amenities, with Calgary and Red Deer both within comfortable driving distance.

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