

# \$199,000 - 213 Truman Street, Carmangay

MLS® #A2242929

**\$199,000**

3 Bedroom, 2.00 Bathroom, 1,535 sqft

Residential on 0.21 Acres

NONE, Carmangay, Alberta

Welcome to the friendly Village of Carmangay, a quiet community close to Campgrounds and Lakes. Near Little Bow Provincial Park, McGregor Lake and Twin Valley Reservoir. About half ways between Calgary and Lethbridge and just 30 KM south of Vulcan. Featuring a large 75' x 120' Lot with over 1,500 Squ. on the main floor, including Liv.Rm, large Din.Rm. 3 Bedrooms, Kitchen and two 4pce. Bathrooms. There is plenty of space for extra parking (Car, Boat or RV etc.). This Home offers opportunities for personal touches and updates, making it a great Starter, Retirement or Investment Home., available for easy showing and possession is negotiable.



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242929    |
| Price          | \$199,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,535       |
| Acres          | 0.21        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 213 Truman Street |
| Subdivision | NONE              |
| City        | Carmangay         |
| County      | Vulcan County     |
| Province    | Alberta           |
| Postal Code | T0L 0N0           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Other                                                                           |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding                                                                    |
| Foundation        | None                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 16              |
| Zoning         | Res.            |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PFOB Real Estate Ltd. |
|----------------|-----------------------|

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