

\$365,000 - 302 Empress Avenue, Monarch

MLS® #A2239671

\$365,000

3 Bedroom, 2.00 Bathroom, 1,762 sqft

Residential on 0.13 Acres

NONE, Monarch, Alberta

This charming two-storey home in the peaceful town of Monarch is brimming with character and recent upgrades. Offering 1,762 sq ft of living space, it features 3 spacious bedrooms and 2 bathrooms, all set on two lots. The home boasts generously-sized bedrooms, providing ample room for the entire family. Two of the bedrooms are located upstairs, with the third on the main floor. The upstairs bathroom has been recently renovated, and the boot room now has fresh new flooring. Additional updates include a new roof, furnace, hot water tank, windows, and vinyl siding. Both the electrical and plumbing systems have been fully updated as well. The main floor also hosts the laundry, and there's a welcoming front porch and a back deck—perfect for morning coffee or grilling. The large, insulated shed in the backyard is equipped with power and there is lots of parking with the driveway and being on a corner lot.

Built in 1918

Essential Information

MLS® #	A2239671
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,762



Acres	0.13
Year Built	1918
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	302 Empress Avenue
Subdivision	NONE
City	Monarch
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1M0

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Stove(s), Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Storage
Lot Description	Corner Lot, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	July 14th, 2025
Days on Market	8
Zoning	R

Listing Details

Listing Office

Century 21 Foothills South Real Estate

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