

\$285,000 - 200 Loyalist Avenue, Veteran

MLS® #A2249394

\$285,000

4 Bedroom, 3.00 Bathroom, 1,378 sqft
Residential on 0.26 Acres

NONE, Veteran, Alberta

Beautiful four level split home on two lots in Veteran, this 1985 custom Nelson home, built by the owner, has four spacious levels, with the main floor having the custom wood kitchen, main floor laundry with a 2 piece bathroom off the rear entry way. Completing the main floor is a spacious living room and a dining area off the kitchen with a set of patio doors leading to the one outside deck.. On the upper level is the 4 pc bathroom, along with three bedrooms and an en suite off the primary bedroom. The windows on this floor have been changed out to vinyl. There is carpet and lino flooring throughout with wood doors and wood trim. The lower level hosts another bedroom and the family room, with large wood windows to let all the sunlight in. There is also a three piece bathroom on this level with a jacuzzi tub. Going one more level down is the partially finished cement basement, with full 8 ft walls, a large rumpus area to enjoy, along with the utility room with a boiler and zone valves for the hot water heating system. It has a 125 amp service, hot water tank and a large cold room to finish off the basement. Included is a semi attached single garage to the east side of the house, as well there is another double detached heated garage on the east side of the property by the alley. There is a parking spot in between the house and garage. The driveway has full pavement out to the street. On the NW corner of the lot is a covered deck and sitting area, with large trees all around the west and north



side. The house has been shingled in the last 3 years as well as the garage has been done 1 year ago. There is X90 siding, in good shape , and this whole package shows that it has been well cared for since it was built. Only one owner, which was the builder , makes this a special property that will last for years to come in the quiet village of Veteran.

Built in 1985

Essential Information

MLS® #	A2249394
Price	\$285,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,378
Acres	0.26
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	200 Loyalist Avenue
Subdivision	NONE
City	Veteran
County	Special Area 4
Province	Alberta
Postal Code	T0C2S0

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Single Garage Attached, 220 Volt Wiring, Paved, Workshop in Garage
# of Garages	3

Interior

Interior Features	Central Vacuum, Wood Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Treed, Paved
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	Sutton Landmark Realty
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