

# \$139,900 - 3405 1st Street, Mallaig

MLS® #E4430467

**\$139,900**

3 Bedroom, 1.00 Bathroom, 1,071 sqft  
Single Family on 0.00 Acres

Mallaig, Mallaig, AB

Charming 3-bedroom, 1-bathroom home in the heart of Mallaig, Alberta! This cozy property offers comfortable living with an open kitchen and living room area, perfect for family gatherings. Situated on a spacious lot, this home features a massive 32x40 detached shop—ideal for mechanics, hobbyists, or extra storage. Enjoy peaceful living with all the essentials, including updated utilities and plenty of parking. Located just minutes from schools and local amenities, this is a great opportunity for first-time buyers, families, or investors. Don't miss out on this unique property with space to live and work!

Built in 1940

## Essential Information

MLS® #	E4430467
Price	\$139,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,071
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
--------	--------

### Community Information

Address	3405 1st Street
Area	Mallaig
Subdivision	Mallaig
City	Mallaig
County	ALBERTA
Province	AB
Postal Code	T0A 2K0

### Amenities

Amenities	Fire Pit, Parking-Extra, Patio, Workshop
Parking	Double Garage Detached, Heated, Insulated

### Interior

Appliances	Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Fenced, Flat Site, Schools
Roof	Metal
Construction	Concrete, Stucco
Foundation	See Remarks

### Additional Information

Date Listed	April 10th, 2025
Days on Market	98
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 1:48pm MDT