

## \$339,900 - 3711 Railway Avenue, Mallaig

MLS® #E4444525

**\$339,900**

5 Bedroom, 3.00 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Mallaig, Mallaig, AB

Welcome to this well-cared-for family home in the mature and friendly community of Mallaig! Set back from the road on a spacious 0.36-acre lot, this property offers both privacy and plenty of outdoor space. The beautifully landscaped yard features a generous front lawn, and a fully usable backyard that backs onto the school - perfect for families with young children. Inside, the bright north-facing living room features a charming bay window, while the open-concept dining and kitchen areas allow for easy conversation and connection while cooking. Step out from the dining room onto the large, low-maintenance Dura Deck - ideal for summer gatherings. The main floor offers two bedrooms and a convenient laundry area just off the garage access. Downstairs, youâ€™™ll find a fully finished basement with three additional bedrooms, a spacious family room, and a 3-piece bathroom. Whether you move in and enjoy as-is or add your own finishing touches, this home has tons to offer!

Built in 1994

### Essential Information

MLS® # E4444525

Price \$339,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,397
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3711 Railway Avenue
Area	Mallaig
Subdivision	Mallaig
City	Mallaig
County	ALBERTA
Province	AB
Postal Code	T0A 2K0

### Amenities

Amenities	Deck, Fire Pit, Parking-Extra
Parking	Double Garage Attached, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Landscaped, Not Fenced, Playground Nearby, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                39  
Zoning                              Zone 60

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