

\$44,900 - 3705 1st Street, Mallaig

MLS® #E4437796

\$44,900

2 Bedroom, 1.00 Bathroom, 960 sqft
Single Family on 0.00 Acres

Mallaig, Mallaig, AB

This cozy and budget-friendly home is perfect for first-time buyers or investors looking to add to their portfolio. Featuring laminate flooring throughout, a spacious living room, and a functional kitchen, this home offers great potential to make it your own. A handy storage room off the dining area is perfect for pantry space. The primary bedroom includes built-in organizers for added convenience. Enjoy the large fenced backyard - ideal for kids, pets, and summer gatherings - complete with two sheds for extra storage. Recent updates include a new metal roof (2024) and a furnace (approx. 6 years old). Features 100 AMP power and full town services. Located in the friendly community of Mallaig, just 20 minutes from St. Paul, with a school, hockey rink, ball diamonds, fire department, and more!

Built in 1972

Essential Information

MLS® #	E4437796
Price	\$44,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00
Year Built	1972



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3705 1st Street
Area	Mallaig
Subdivision	Mallaig
City	Mallaig
County	ALBERTA
Province	AB
Postal Code	T0A 2K0

Amenities

Amenities	Off Street Parking, Deck, Front Porch
Parking	Front Drive Access

Interior

Appliances	Dryer, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Metal
Exterior Features	Fenced
Roof	Metal
Construction	Metal
Foundation	Block

Additional Information

Date Listed	May 21st, 2025
Days on Market	75
Zoning	Zone 60

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Listing information last updated on August 4th, 2025 at 6:02am MDT