

Courtesy Of Tiana Halbgewachs Of Exp Realty

## \$198,000 - 401 2nd Street, Thorhild

MLS® #E4438305

**\$198,000**

2 Bedroom, 2.00 Bathroom, 760 sqft

Single Family on 0.00 Acres

Thorhild, Thorhild, AB

Just an hour from Edmonton, you'll find this welcoming bungalow in the heart of Thorhild. Whether you're looking to downsize, invest in your first home, or get out of the rent cycle, this 2-bed, 2-bath charmer checks all the boxes. Inside, you'll find tasteful upgrades throughout – including new flooring, a refreshed bathroom, and a fully finished basement with cozy wood stove. The new hot water on demand and recent basement completion means you can move in without worrying about big-ticket updates. Enjoy morning coffee in the bright living room or spend evenings in your spacious backyard, complete with raised garden beds and space to unwind. The basement offers flexible living – use the den as a home office, gym, or easily convert into a third bedroom (no existing window). The possibility of home ownership without condo fees, shared walls or restrictions. Located just steps from the local K-12 school, community pool, and amenities. Affordable, upgraded, and full of charm - small town living done right!

Built in 1933

### Essential Information

MLS® # E4438305

Price \$198,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	1933
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	401 2nd Street
Area	Thorhild
Subdivision	Thorhild
City	Thorhild
County	ALBERTA
Province	AB
Postal Code	T0A 3J0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Hot Water Instant, No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	74
Zoning	Zone 60

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