

# \$49,900 - 3705 1st Street, Mallaig

MLS® #E4437796

**\$49,900**

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	\$49,900
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	42
Zoning	Zone 60

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