

## \$325,000 - 305 3 Street, Winfield

MLS® #E4445845

**\$325,000**

2 Bedroom, 2.00 Bathroom, 946 sqft

Single Family on 0.00 Acres

Winfield, Winfield, AB

Incredibly rare opportunity in Winfield—this private 0.7-acre property features two fully detached homes, three garage structures, and even a custom-built treehouse, making it the ultimate multi-family or investment property. The main 1.5-storey character home offers bright living spaces, a wood-burning stove, updated flooring, and a large kitchen with modern appliances. The second home, built in 2000, features over 1,000 sq ft of open-concept living with its own kitchen, full bath, and massive heated garage—perfect for extended family or rental income. The 30,000+ sq ft lot is surrounded by mature trees, with raised garden beds, RV parking, and plenty of yard space to enjoy the outdoors. Whether you live in one and rent the other, host guests, or need room for multiple generations, this property offers unbeatable flexibility and charm in a quiet, well-treed setting just steps from amenities. A unique and affordable way to own land, space, and opportunity—all in one.

Built in 1945

### Essential Information

MLS® #	E4445845
Price	\$325,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	305 3 Street
Area	Winfield
Subdivision	Winfield
City	Winfield
County	ALBERTA
Province	AB
Postal Code	T0C 2X0

### **Amenities**

Amenities	Crawl Space, Guest Suite
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Forced Air-1, Propane
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Boating, Fruit Trees/Shrubs, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles, Metal
Construction	Wood, Vinyl

Foundation                      Grade Beam

**Additional Information**

Date Listed                      July 4th, 2025

Days on Market                51

Zoning                            Zone 90

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 August 24th, 2025 at 4:17am MDT