

\$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 56

Zoning Zone 90

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