



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**118 Alexandra Street  
Monarch, Alberta**

**MLS # A2214531**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	1920 (105 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** NA

Looking for a place with more than just a roof over your head? This updated bungalow in Monarch offers a solid mix of comfort, functionality, and room to do your thing—whether that’s working on projects, relaxing in a quiet yard, or just having a bit of breathing room. Set on a well-treed lot, this home features a clean layout with smart upgrades throughout. The front entry has built-in storage to keep gear organized, and the kitchen offers plenty of counter and cupboard space, along with a dining area that gets great natural light. The living room is cozy and up-to-date, with a shiplap accent wall, new fixtures, and a fireplace for added comfort. There are two bedrooms and a full bathroom down the hall, plus stacked laundry that keeps things efficient and accessible. The real standout here is outside: a 35 x 30 foot shop—perfect for tools, toys, projects, or even turning into your own workspace or gym. There’s also a 22'x12' detached garage, gravel driveway, and a big backyard with mature trees and lots of potential. Whether you’re into cars, crafts, or just want a spot to putter, this setup has you covered. Great for young couples starting out, single buyers who want their own space, or retirees who still like to stay hands-on, this home checks all the boxes. Interested? Get in touch with your favorite Realtor® and come take a look.