



GRASSROOTS
REALTY GROUP

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244 1st street
Shaughnessy, Alberta

MLS # A2214725



\$305,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	-
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Stove, Dishwasher, Fridge, Microwave

Welcome to 244 1st street a 4-bedroom, 2-bathroom bungalow located on a serene and quiet street in Shaughnessy. The main floor boasts spacious living areas, including a bright living room and a well-appointed kitchen, ideal for family gatherings or entertaining. The fully redone basement provides additional living space, featuring a large rec room, two bedrooms, and a stylishly updated full bathroom. Enjoy the benefits of newer windows that allow plenty of natural light to flood the home, creating a welcoming atmosphere in every room. With its quiet location, modern updates, and affordable price, this home presents a fantastic opportunity in Shaughnessy. Don't miss out – book your showing today!