



**GRASSROOTS**  
REALTY GROUP

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**301 Waterloo Street  
Veteran, Alberta**

**MLS # A2215438**



**\$95,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 776 sq.ft.  | <b>Age:</b>   | 1954 (71 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached                                    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Dog Run Fenced In, Rectangular Lot |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Other, Vinyl | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Metal                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Other                          | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Block                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                    |                   |     |

|                    |            |
|--------------------|------------|
| <b>Inclusions:</b> | Furnitures |
|--------------------|------------|

Welcome to 301 Waterloo Street - a cozy furnished and affordable bungalow situated on a fully fenced corner lot in the quiet Village of Veteran. This 2+1 bedroom home offers practical living with a functional layout, making it ideal for first-time buyers, downsizers, or anyone looking for a peaceful lifestyle in a small-town setting. Step inside to find an eat-in kitchen filled with natural light, perfect for family meals or morning coffee. The home features a full 4-piece bathroom, two main floor bedrooms, and an additional bedroom in the basement for added flexibility. A durable metal roof provides peace of mind for years to come. Enjoy the privacy and space of the good-sized backyard, ideal for gardening, pets, or summer barbecues. The detached single-car garage with a concrete floor offers great storage or workshop potential. Located within walking distance to local amenities and surrounded by prairie charm, this property is a great opportunity to own in a welcoming rural community.