



**GRASSROOTS**  
REALTY GROUP

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**338 3 Street  
Shaughnessy, Alberta**

**MLS # A2215439**



**\$189,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RESI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan		

**Inclusions:** Fridge, stove, microwave, washer, dryer, window coverings, sheds

Welcome to 338 3 Street, Shaughnessy! This charming recently renovated bungalow is the perfect first home or investment opportunity. Offering 705 square feet of comfortable living space, this home features a bright and functional layout with one spacious bedroom, a full bathroom, laundry area, and a cozy living room. The updated kitchen offers ample storage and modern finishes, ready for everyday living and entertaining. Step outside to a large backyard, ideal for gardening, pets, or future development potential. Located in the heart of Shaughnessy, you'll enjoy a quiet, friendly neighbourhood with easy access to parks, schools, and amenities. Fresh updates throughout mean you can move right in and start enjoying homeownership without the stress of major renovations. Contact your favourite REALTOR® today!