



GRASSROOTS
REALTY GROUP

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9702 100 Ave
Nampa, Alberta

MLS # A2235440



\$164,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,168 sq.ft. | Age: | 1954 (71 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Brush, Corner Lot, Few Trees, Front Yard | | |

| | | | |
|-------------|-------------------------|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Linoleum, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

This large corner lot is a double with a 1168 sqft bungalow on it. Walking into the home you will find a large mudroom headed into the hall where you have a beautiful renovated 4 piece bathroom and laundry just outside in the hall. Also upstairs you have a good sized kitchen and dining room area as well, a good sized living room with large windows and 3 bedrooms. Downstairs you have a larger living room with a wood burning stove, a large bedroom with walking closet and a beautiful 3 piece bathroom! Outside you have a oversized single car garage with 11' walls that are insulated, heated garage with in floor heat and radiant heat as well as a overhead hoist! Don't miss out on this great property and call today for a viewing!