



**GRASSROOTS**  
REALTY GROUP

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**118 Grand Avenue  
Carmangay, Alberta**

**MLS # A2237476**



**\$230,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,356 sq.ft.	<b>Age:</b>	1937 (88 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R
<b>Utilities:</b>	-

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to 118 Grand Ave in the peaceful village of Carmangay! This charming 3-bedroom home sits on a large, beautifully enclosed lot, surrounded by mature lilac bushes and a front fence that adds privacy and curb appeal. The home blends timeless character with meaningful upgrades, including a new roof (2022), updated windows, new flooring, and modern appliances (2021). Inside, you'll find 1 full bathroom, a bright and functional main floor layout, and a solid cinder block basement with higher ceilings—great for storage or future development! Out back, enjoy the oversized detached double garage, complete with built-in shelving! A 2011 travel trailer is also included, offering extra space or great guest accommodations. Water, sewer, and garbage services are managed by the village, and the home features classic wood siding and a warm, inviting feel throughout. Built in 1937, it's a well-kept property with space, charm, and room to grow. If you're looking for an affordable home with character and bonus features—this one's a must-see!