



GRASSROOTS
REALTY GROUP

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302 Empress Avenue
Monarch, Alberta

MLS # A2239671



\$365,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	1918 (107 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Many Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

This charming two-storey home in the peaceful town of Monarch is brimming with character and recent upgrades. Offering 1,762 sq ft of living space, it features 3 spacious bedrooms and 2 bathrooms, all set on two lots. The home boasts generously-sized bedrooms, providing ample room for the entire family. Two of the bedrooms are located upstairs, with the third on the main floor. The upstairs bathroom has been recently renovated, and the boot room now has fresh new flooring. Additional updates include a new roof, furnace, hot water tank, windows, and vinyl siding. Both the electrical and plumbing systems have been fully updated as well. The main floor also hosts the laundry, and there's a welcoming front porch and a back deck—perfect for morning coffee or grilling. The large, insulated shed in the backyard is equipped with power and there is lots of parking with the driveway and being on a corner lot.