



GRASSROOTS
REALTY GROUP

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**834 Osler Street
Carstairs, Alberta**

MLS # A2239974



\$375,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	918 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: n/a

Welcome to this charming half-duplex, spruced up and eagerly awaiting a new family to create lasting memories within its walls. With 3 spacious bedrooms and a den, plus 2 full baths, there's room for everyone to comfortably settle in. Step inside to discover an inviting open layout, where the kitchen flows into the dining and living areas, fostering a sense of togetherness for family gatherings and entertaining friends. The kitchen features newer appliances and quartz countertops. The fully finished basement provides additional space to unleash your creativity - a perfect spot for a home office, game room, or cozy den. Say goodbye to carpets as this home boasts easy-to-maintain flooring throughout. The metal roof ensures long-lasting durability and protects your investment for years to come. But that's not all - the highlight of this property is the expansive fenced yard, ready to accommodate all your outdoor dreams. Whether you're an RV enthusiast in need of convenient parking, envisioning a charming garden to nurture your green thumb, or eager to build a garage for your hobbies, this yard has the space to make it happen. Plus there's a newly constructed wood patio with attached gazebo to enjoy. It's a haven for your furry friends, a playground for your kids or grandkids, and a canvas for all your outdoor aspirations. Come and experience the potential and possibilities that this delightful half-duplex offers. It's more than just a house; it's the perfect place to call "home." Don't miss out on this incredible opportunity to create a beautiful life here. Call your favorite local REALTOR to view and let your imagination run wild with all the ways you can make this house your dream home.