



GRASSROOTS
REALTY GROUP

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**101 Elliott Street
Aldersyde, Alberta**

MLS # A2249295



\$659,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Gazebo, Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	7-20-28-W4
Exterior:	Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Storage		

Inclusions: 2 Storage sheds & gazebo

Small town living!!! Have you dreamed of living on 0.5 of an acre lot while still being close to all the amenities, then look no further then this immaculately kept bungalow in the heart of Aldersyde. This meticulous property wows you from the moment you get out , for the car enthusiast there is a 24x28 heated garage complete with a workshop off the side. The yard behind the garage could easily accommodate a shop as it has another 80 feet from the back of the garage to the back fence. The paved driveway has plenty of room to park out front as well. From there step into the yard and you are welcomed by a huge lot complete with beautiful landscaping, tons of trees, a gazebo with a fire pit hooked to propane and 2 storage shed and a small greenhouse. Walking up the sidewalk to the most amazing deck to sit on and enjoy your morning coffee!!! 8 years ago the house had new stucco, soffit, fascia, eaves and shingles. The main deck is 8ft x 24ft and the lower platform is 8ft x 12ft. When you walk into the house you are greeted by a cozy living room with a big window, step in a bit further and you have 2 bedrooms conveniently located on the far end of the house as well as a 4 piece bath. The kitchen is bright and airy with tons of cupboard space as well as a custom French door leading out to the deck. An office that could be potentially used as a 3rd bedroom is located off the kitchen. The back entrance features a huge closet as well as laundry! Downstairs is a large rec room and another laundry room as well as tons of storage. Vacuflo is installed with attachments for both the main and lower level. Also a wood stove for added comfort in the cold winter months. The back door consists of a 'doggie dog' but the owners have the main back door does not have he doggie door insert. Propane for the garage is usually filled every 2 years, as heating is only required for about 4-5

months per year. This eliminates the distribution fees of natural gas making quite a cost savings. This property is a must see and would be perfect for many different uses!! Call your favorite agent today!