



GRASSROOTS
REALTY GROUP

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32 2 Street W
Arrowwood, Alberta

MLS # A2251859



\$250,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Combination	Utilities:	-
Features:	See Remarks		

Inclusions: Two garden sheds

Welcome to this charming home in the Village of Arrowwood! Situated on a generous 50' x 190' lot at the west end of town, this property offers plenty of outdoor space with a cozy 864 sq. ft. home that has been freshly updated. Recent renovations, including new paint inside and out, give it a bright and inviting feel. The main level features two bedrooms, a full bathroom, a comfortable living room, a dining room, and a kitchen. At the front entrance, you'll find a bright sunporch, perfect for enjoying morning coffee or relaxing with a book. A handy side entrance opens into a mudroom/laundry area, making everyday living easy. The original portion of the home is estimated to have been built in the 1950s, with an addition added in the 1960s, blending character with function. The basement, a combination of concrete and dirt foundation, houses the utility room and has recently been improved to provide practical storage space. Outside, the front yard is beautifully landscaped, while the huge backyard is perfect for recreation, gardening, or simply relaxing. Two storage sheds are included — one measuring 12' x 6', and a larger one 16' x 14' with an addition — giving you ample room for tools, hobbies, or seasonal gear. On the north side of the property, there's a large area for off-street parking. This property is ideally located within a short walk to a park, downtown, and the elementary school. The Village of Arrowwood offers a welcoming community with amenities such as a K-9 school plus preschool and kindergarten, doctor's office, pharmacy, convenience store with gas pumps, auto repair shop, post office, restaurant, and library.