



**GRASSROOTS**  
REALTY GROUP

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301 3rd Street  
Stirling, Alberta

MLS # A2254336



**\$449,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,413 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, washer, dryer, all rods and blinds on windows, peka roll shutters on west facing main floor bedrooms, all tv mounts(no tv's), workbench in large shop.

Nicely maintained bungalow on a large corner lot with attached double garage(22x22) and detached super single garage(24x20)! Yard is beautifully landscaped with underground sprinklers. Large welcoming entry. Laundry room with entrance to attached garage just off the entry. Main floor features vaulted ceilings. Living room has gas fireplace and windows with view to yard. Kitchen is a good size and features island and stainless steel appliances. Dining space is beyond kitchen with large bay window for lots of natural light. Main floor also has 2 bedrooms, including primary with walk-in closet and 3 piece ensuite with shower. There is also another full bathroom with tub/shower combo, and an office/craft room with double doors(currently stored in the basement) and windows that offer a nice view of the yard. The basement is fully developed with a massive family/rec room, 2 more large bedrooms, and another 3 piece bathroom with shower. Yard is fantastic and features a large deck, shed, trees, and the aforementioned super single detached garage! Parking for 9 vehicles on this property! The north fence was just built this year. Hot water tank just replaced last year. Home has convenience of central a/c. Move in and enjoy small town living in Stirling just 20 minutes from Lethbridge!