



GRASSROOTS
REALTY GROUP

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**9919 101 Avenue
Hythe, Alberta**

MLS # A2255620



\$269,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Located in Hythe. A nice large lot with a well maintained older home, would make a great starter home. Many renovations in the last 5 or so years, including kitchen cabinets, counter tops, and all flooring on the main level except the bathroom. As well as new light fixtures, interior doors, an electrical panel, new windows and a new deck in the back. Appliances are all new. The basement is partially finished with a half bathroom. There is a deck on the back and a deck with a railing on the front. There is a small shed in the back and an old metal-clad garage with insulation and a concrete floor. There are four lots, all combined as one parcel. Owners have done a lot of work and are selling now to take advantage of another time-oriented opportunity. This property has it's own water well and sewer is municipal system . This property has ample room for developing the way you want. Call your Realtor® today.