



GRASSROOTS
REALTY GROUP

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**126 Alberta Street
New Norway, Alberta**

MLS # A2263955



\$146,000

Division:	New Norway		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,196 sq.ft.	Age:	1930 (95 yrs old)
Beds:	4	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Fridge, stove, dishwasher, washer, dryer, shed

Welcome to this 1,196 sq ft character home located in the friendly and tight-knit community of New Norway, AB. Situated on a 50x120 lot just a few blocks from the local K-12 school, this 1930-built home with a spacious addition completed in 1986, offers small-town living where neighbors know your name and look out for one another. The main floor features three comfortable bedrooms, a full 4-piece bathroom, and a large, bright living room with patio doors that open onto a welcoming front deck, perfect for morning coffee and watching the kids or neighbors stroll by on their way to school. The eat-in kitchen is roomy and functional, complete with a cozy wood stove that adds warmth and charm during the winter months. Downstairs, you'll find an additional bedroom, a utility room, laundry area, and ample storage space. The backyard includes a handy shed & workshop, ideal for hobbies, tools, or extra storage. While this home could benefit from some updates, it has great bones and potential. With a little vision and effort, it could be the perfect option for a growing family or anyone looking to enjoy the peaceful pace of village life. Don't miss this opportunity to make this house your home in a community where you're not just buying real estate, you're joining a neighborhood.