GRASSROOTS REALTY GROUP

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204 Grand Avenue
Carmangay, Alberta

MLS # A2268963

$220,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	**Age:**	1921 (105 yrs old)
Beds:	3	**Baths:**	2
Garage:	On Street, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard		

Heating:	Central	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	2-RF
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: None

Nestled in the heart of charming Carmangay, Alberta, this delightful 3-bedroom and 2-bathroom offering convenience for busy lifestyles. It offers a tranquil retreat away from the hustle and bustle of city life, and ensuring a warm welcome to its occupants. Spacious Living with 3 bedrooms, this home is perfect for families or individuals seeking ample space and comfort. A detached garage and separate shop with full power are ideal for storage needs and creative projects. Expansive yard provides an outdoor oasis, perfect for gardening enthusiasts or gatherings with loved ones or with approval by the Village, you can expand the dwelling. Disclaimer: Fence on the NW side of the property is 1 foot in, and the neighbour's sheds are located on the seller's property by 1 foot. Note: Current tenants have a lease until July 31, 2026. But you can own it sooner if you're willing to undertake the tenancy.

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