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204 Grand Avenue Carmangay, Alberta

MLS # A2268963



\$220,000

| Division: | NONE | | | | |
|-----------|-----------------------------------|--------|--------------------|--|--|
| Type: | Residential/Hou | ıse | | | |
| Style: | Bungalow | | | | |
| Size: | 1,150 sq.ft. | Age: | 1921 (104 yrs old) | | |
| Beds: | 3 | Baths: | 2 | | |
| Garage: | On Street, Single Garage Detached | | | | |
| Lot Size: | 0.22 Acre | | | | |
| Lot Feat: | Back Yard | | | | |

| Floors:Carpet, LinoleumSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Vinyl SidingZoning:2-RFFoundation:Poured ConcreteUtilities:- | Heating: | Central | Water: | - |
|--|-------------|------------------|------------|------|
| Basement: Full LLD: - Exterior: Vinyl Siding Zoning: 2-RF | Floors: | Carpet, Linoleum | Sewer: | - |
| Exterior: Vinyl Siding Zoning: 2-RF | Roof: | Asphalt Shingle | Condo Fee: | - |
| , J | Basement: | Full | LLD: | - |
| Foundation: Poured Concrete Utilities: - | 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. Key Features: 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. Disclaimer: Fence on the NW side of the property is 1 foot in, and the neighbours sheds are located on the seller's property by 1 foot.