



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

524 51 Avenue W
Claresholm, Alberta

MLS # A2270694



\$359,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Off Street, RV Access/Par		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectar		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Vinyl Windows, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: none

IMAGINE BEING SETTLED IN YOUR NEW HOME FOR CHRISTMAS!! LET'S MAKE THIS HAPPEN ! IMMEDIATE POSSESSION ON THIS GREAT BUNGALOW! QUALITY ENGINEERED HOME OFFER 2 BEDROOMS ON MAIN, PLUS 1 DOWN.. LARGE BRIGHT LIVING ROOM, SEPARATE DINING AREA.. KITCHEN OVERLOOKS THE PRIVATE YARD & GARDEN AREA.. LOWER LEVEL BRINGS A GAMES ROOM PLUS SPACIOUS FAMILY ROOM/ WET BAR & STOVE TOP RANGE.. 2PC BATH WITH SEPARATE SHOWER/ BEDROOM.. LARGE LAUNDRY ROOM WITH LOTS OF STORAGE AREA.. FENCED REAR YARD, PRIVATE PATIO , RASPBERRY BUSHES RAISED GARDEN BEDS, 2 SHEDS, BELIEVE IT YES RV PARKING..MAN'S DREAM DOUBLE DETACHED HEATED / WORK BENCHES, LOTS OF PERENNIAL PLANTS ROSE BUSHES, PEONIES, SHRUBS.. SHINGLES REPLACED ON HOME & GARAGE, NEWER HOT WATER TANK, EXTRA INSULATION UPGRADE.. NOTE BASEMENT WINOWS HAVE NOT BEEN REPLACED.. PLEASE NOTE: VENDOR WILL SUPPLY RPR DATED 2013 TO BE ACCEPTED BY PURCHASER. CALL FOR YOUR PERSONAL TOUR!