



**GRASSROOTS**  
REALTY GROUP

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**5032 50 Avenue  
Holden, Alberta**

**MLS # A2278199**

**\$69,900**



<b>Division:</b>	Holden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	1942 (84 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Kitchen table/chairs, storage closet.

Perfect starter home in the community of Holden. Open floor plan with upgraded windows and new water heater. Big, open backyard with lots of possibilities.