



**GRASSROOTS**  
REALTY GROUP

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407 4 Avenue  
Gleichen, Alberta

MLS # A2280965

**\$229,900**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b> 1920 (106 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.13 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-22-23-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	HRGÂ Hamlet
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

STUNNING CUSTOM NEW KITCHEN ,STAINLESS STEEL APPLIANCES, QUARTZ COUNTER TOP, Peninsula Island, with open view to Diningroom (NOTE: The built-in storage unit below the window) Livingroom ,9.5 FT. Ceilings (Very Nice). Vinyl Plank Flooring. NEW Hot water tank. Furnace appro. 7 Yrs Old , Roof shingles Approx. 8 Yrs Old . , Approx . 18 In . of insulation in atic, HUGE Electrical Panel. Huge west private backyard, corner lot ,with rear lane access. Home has been EXTENSIVELY RENOVATED . Big enclosed Front Porch.