



**59 1 Street  
Orton, Alberta**

**MLS # A2287351**



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.60 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, See Remarks, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Recessed Lighting, See Remarks, Storage		

**Inclusions:** Shed, Swing Set

This Orton bungalow home is ready for a new owner! If four bedrooms, two bathrooms, bonus spaces like a sauna and home office, and 1.6 acres of land to make your own sounds like the place for you, then this home is a must-see. Stepping inside, you'll pass through a bright foyer into a living room with three large windows and a stylish curved fireplace providing the perfect setting for entertaining and relaxing with the family. The kitchen and dining room feature easy access to the mudroom, laundry room, and patio. Down the hall, three bedrooms and a four piece bath offer plenty of room for the whole family to spread out. On the lower level, a convenient home office and fourth bedroom can be found alongside a large rec room so you can set up the games room or hobby space of your dreams. Endless storage space, a sauna, and a roughed-in third bathroom add tons of value to the space and room for future growth. Step outside and you'll see striking prairie views from the back deck which looks out over a treed back yard with cedar fencing, a play area, basketball hoop, garden space, and shed. A heated and insulated double attached garage will keep equipment and vehicles in top condition, while recent upgrades to the siding and roof will provide peace of mind for years to come. If an updated home with an excellent layout and room for growth sounds like the place for you, give your REALTOR® a call and book a showing today!