



331 50 Avenue
Claresholm, Alberta

MLS # A2288625



\$124,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	810 sq.ft.	Age:	1926 (100 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

SOLD "as is" where is, on completion; *All offers must be cash and unconditional. Handyman special?, possibly, but much more appropriate for an in-fill opportunity. Located on a quiet street just one block to park, playground; short walk to post office & downtown business district. 1 bedroom bungalow with a full bath featuring a claw foot tub; eat-in kitchen with adjacent pantry, living room, bedroom and a sun porch. Original windows, wide baseboards and original hardwood floors in living room & bedroom. A partial basement houses the mechanical & storage area with an older forced air furnace. Large 50 X 140 lot features perennial beds, large trees, hedges, RV parking and additional parking space off the alley, beside and behind the 32x14 garage / shed.