



180 Centre Avenue
Rural Forty Mile No. 8, County of, Alberta

MLS # A2296440



\$297,000

Division:	Whitla		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,266 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.79 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, No Back Lane, No Neighbours Beh		

Heating:	Forced Air	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	HG
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to a Hamlet of Whitla residence, that identifies as a small acreage. This .79 of an acre property holds a 1266 sq. ft. single-level home and a 50 x 60 shop with plenty of additional yard to enjoy. The single-level home offers the perfect blend of comfort, space and opportunity, ideal for those looking to enjoy a quieter lifestyle with room to grow. Step inside to find a bright and inviting layout featuring two bedrooms and one full bathroom, all conveniently located on one level. Large windows throughout the home allow for an abundance of natural light, creating a warm and welcoming atmosphere. The crisp white kitchen offers a clean, timeless look with ample cabinetry, making it both functional and welcoming for everyday living and entertaining. Outside, the property truly shines with a large shop that adds incredible versatility. Whether you're looking to store vehicles, tackle hobby projects or create your own workspace, this powered shop delivers. With the potential to be heated and existing older living quarters ready for revival, the possibilities here are endless for customization or additional use. Serviced with hauled water and a septic system, this property offers the feel of acreage living. Enjoy the simplicity of rural life with the added benefit of a hamlet setting. If you've been searching for an affordable property with space, functionality and potential, this could be the one!