



**11 Railway Street  
Walsh, Alberta**

**MLS # A2296933**



**\$225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.39 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Open Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	35-11-1-W4
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	HG, Hamlet General
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the charming community of Walsh, where small town living meets space, value, and those wide open prairie views. If you've been looking for an affordable property with room to grow, this one is definitely worth a look. This 1,031 sqft bungalow offers a bright and welcoming main living space that instantly feels like home. The cozy living room flows into a lovely dining area, where a large window frames those beautiful prairie views. Just off the dining room, the kitchen is filled with natural light and offers a functional layout for everyday living. The main floor features 2 bedrooms, including a spacious room with bonus office space—perfect for working from home or creating your own quiet retreat. The second bedroom includes a walk-in closet, and a 4-piece bathroom completes the main level. Downstairs, there's no shortage of room. You'll find a large laundry area with plenty of space for storage or a freezer, along with a generous rec room, 3 additional bedrooms, and a dedicated storage room. Set on a large property with loads of potential, there's plenty of space to enjoy the outdoors, garden, or simply take in the peaceful surroundings. If you've been dreaming of more space without the big city price tag, this Walsh home might be exactly what you've been waiting for.