



**8 Grenier Ave  
St. Isidore, Alberta**

**MLS # A2297223**



**\$395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,747 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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>	Res
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This beautiful well taken care of home is nestled in a quiet cul-de-sac in St. Isidore. This 2 story home is sitting on a large lot 1/3 of a acre with a huge backyard and 1747 sqft inside. Inside the home you will find a beautiful spacious kitchen with lots of cabinets space, stainless steel appliances and a large area for a family dining room. Off the kitchen you have a spacious living room with large windows letting in tons of natural light! Also on the main floor you have a half bathroom, a mudroom with access into your double car heated garage. Upstairs you have a large primary bedroom with a 3 piece en-suite, in addition you have 2 more bedrooms upstairs and a full bathroom. Downstairs in your relaxing retreat you have a large living room/ rec room with a wood burning stove, laundry room and multiple storage rooms! Just when you think it couldn't get any better you head outside into your fully fenced backyard onto your beautiful large deck to enjoy the sun. There are multiple sheds as well in the backyard, underground sprinkler system, fire pit area and for the green thumb in the family a nice garden area! Don't miss out on this amazing property and call today!