



**214 1 Street E**  
**Munson, Alberta**

**MLS # A2299021**



**\$439,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten		

<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>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Shed, Patio conversation set, outdoor dining table and chairs (2nd deck level)

Nestled in the Village of Munson, a quiet Oasis awaits. This 2005 well maintained Bungalow built on a double lot with attached double car heated garage, features 3 bedrooms up, 3 bedrooms down, 3 bathrooms (ensuite has a jetted tub) and the home boasts lots of natural sunlight throughout. Cozy kitchen features custom cabinets, ample counter space, stainless steel appliance package, pantry and a cute eat in kitchen space. The formal dining room is adjacent to the kitchen and leads to a stunning multi-level deck with natural gas BBQ /dining/ conversational area. In the living room you will find a tv/seating area with a wood burning fireplace to cozy up by on those cold winter nights. The developed basement ( with the exception of the utility room), has a large family room, 3 piece bath, 3 generous sized bedrooms and a laundry room. Relax under the stars and watch the Northern Lights sparkle while you enjoy an evening fire by the designated firepit area. This fenced double lot has a large garden space with rich soil for garden enthusiasts. There is ample room for RV parking, pets and for children to play. Upgrades include new furnace motor and control board (2026), new AC Capacitor, newer appliances(3 years), roof (2016), high efficiency furnace(serviced 2026) and others too many to mention. This home is move in ready ! Awaiting your own personal touch. An added bonus is that it is only steps away from the park/playground, Morrin and Drumheller school bus stop, outdoor skating rink, skateboard park and community hall. Don't wait book a showing today ! Munson is a great place to retire or to raise a family !!