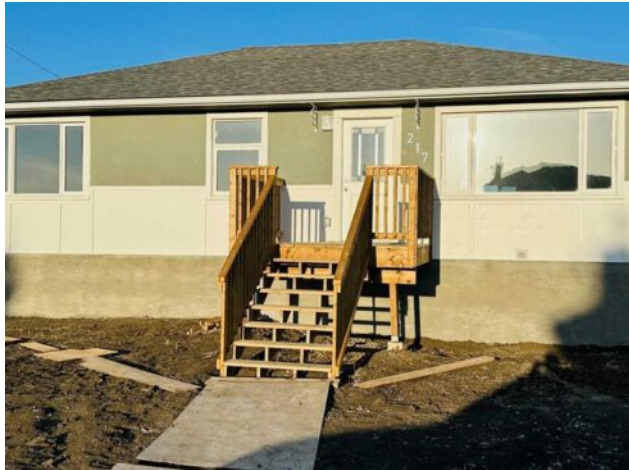




**217 3 Street West
Munson, Alberta**

MLS # A2300143



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stucco	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

*****JUST MOVE IN AND ENJOY THIS BEAUTIFULLY RENOVATED FAMILY HOME ON A NEW 9FT ICF CONCRETE BASEMENT*****
 Located in the family friendly Village of Munson this spacious 1,424sqft family home might just be love at first sight!!! Moved on to a New 9ft ICF Concrete Block basement and extensively renovated in 2025/2026 this modern bungalow is sure to impress!!! Some features include 3 bedrooms, gorgeous 4pce bathroom, spacious open living room, dining room and large family room showcasing luxury vinyl plank flooring, exquisite crown moulding and an abundance of natural light throughout, beautiful kitchen with stunning quartz countertops and New stainless steel appliances plus an open 9ft ICF Concrete Block basement build in 2025!!! All on a 50 x 125ft lot with relaxing 18 x 14ft rear deck, walking distance to amazing New playground, outdoor rink and ball diamond, only a 10 minute drive to Drumheller!!!
 Some renovations include upgraded decks front and back, shingles, Hardie Plank siding, eavestrough, windows main floor and basement, doors exterior and interior, kitchen, quartz countertops, tile backsplash, stainless steel appliances, 4pce bathroom tile, luxury vinyl plank flooring, light fixtures plus additional recessed lighting, paint, trim, crown moulding, electrical plus new 100 amp electrical panel, plumbing, high efficiency furnace and hot water tank