



GRASSROOTS
REALTY GROUP

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**310 2 Avenue
Brownvale, Alberta**

MLS # A2117232



\$78,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1945 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	Hamlet General
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Simply adorable. Very welcoming and meticulously maintained. Clean, non-smoking, no-animal home. This parcel includes 2 lots, single detached garage, shed, garden plot, and 2 parking pads. The property is very accessible with back alley access and space for RV parking. Shingles were replaced in 2013. The home offers 2 bedrooms, a good sized 3-piece bathroom, main floor laundry, along with a beautiful eat-in kitchen, a large sitting room, and both a front and rear porch. It is very well laid out, comes with a back deck and plenty of yard space. Don't hesitate, call your Realtor for an appointment to view