



**325 3 Street  
Stirling, Alberta**

**MLS # A2141606**



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, shed

Looking for small town living but still close to Lethbridge, look no further!! This 1907 square foot bungalow is a must see, only 30 minutes from Lethbridge, in the growing town of Stirling. Featuring 3 bedrooms and 2 full baths, including master suite with walk-in closet and 5 piece ensuite, beautiful modern kitchen with large island, stainless steel appliances and walk-in pantry, living room with gas fireplace, and main floor laundry. You will love the fully landscaped 130'x125' lot with deck off the dining area, 8'x12' storage shed, and plenty of room for entertaining friends and family. Updates include: furnace 2010, hot water tank 2020, front half of roof shingle repair 2009, and back half of roof shingle repair 2015. Don't miss out on this great property, call your realtor today and book a viewing.