



GRASSROOTS
REALTY GROUP

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103 3rd Avenue
North Star, Alberta

MLS # A2154260



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.57 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Sheds, Existing window coverings, lower level fridge, gazebo

Great starter home on 2 lots with a double car garage and a 940 sq ft home!!! The 2 lots offer almost 25,000 sq ft of space, the 24 X 30 garage has a concrete pad, insulated powered and heated plus 220 volt panel and the home has 2 bedrooms and 2 bathrooms. There are many shrubs, bushes and trees on the property giving a seclusion and privacy many have sought. The home was renovated in 2011 and gives a custom maple kitchen, newer stainless steel appliance including a gas range plus upgraded flooring and custom window coverings. The deck and gazebo have direct access from the back porch with ease of use for BBQ or functions. There are multiple out buildings, circular drive with 2 access approaches plus located in a quiet low key small town area - the sign is up!! Call today