



GRASSROOTS
REALTY GROUP

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75 Center Street
Glenwood, Alberta

MLS # A2168940



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,887 sq.ft.	Age:	1943 (82 yrs old)
Beds:	4	Baths:	3
Garage:	Paved, Triple Garage Detached		
Lot Size:	1.34 Acres		
Lot Feat:	Garden, Landscaped, Lawn, Underground Sprinklers		

Heating:	Boiler, Natural Gas
Floors:	Carpet, Cork, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: fridge, stove, washer, dryer, piano

What a wonderful property! Only an hour away from Lethbridge, and a short drive to Waterton Lakes National Park, Waterton Reservoir, Cardston, and Pincher Creek. This 2887 square foot 1.5 storey has tons to offer, featuring 4 bedrooms, 3 full bathrooms including cozy master bedroom with 3 piece ensuite, living room with in-floor heating, side family room with piano for your families enjoyment, main floor laundry, and mudroom off the back entrance with wood burning stove. The home is situated on 1.34 acres of land with underground sprinklers around the red shale RV parking area, garden boxes for the green thumb in the family, RV parking, 10'x10' storage shed, and a 24'x36' detached garage with upper loft area with its own electrical panel and 2 - 220 amp outlets. Upgrades include roof shingles 2022 and replaced boiler system 2023.