



**308 4th Avenue
Kinuso, Alberta**

MLS # A2181324



\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,350 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Corner Lot, Lawn, Rectangular Lot		

Heating: Forced Air

Water: -

Floors: Laminate, Linoleum, Vinyl Plank

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Wood Siding

Zoning: Hamlet Residential

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Shed

A spacious 1,350 square foot, four-level split home featuring 4 bedrooms and 3.5 bathrooms. This property has a durable metal roof and a convenient U-shaped kitchen, complete with main-floor laundry facilities. The home is situated on a generous corner lot and includes an attached garage and a shed for additional storage. A cement apron enhances the garage area. Conveniently located near downtown and the Little Bear Playground, this home is less than 10 kilometers from the scenic shores of Lesser Slave Lake, offering access to sandy beaches and excellent fishing opportunities. Having only one owner, which is evident in its meticulously maintained ambiance. Call, email, or text your Realtor today to book your viewing. Immediate possession is available.