



**GRASSROOTS**  
REALTY GROUP

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**10110 100 Avenue  
Nampa, Alberta**

**MLS # A2190424**



**\$149,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, Private, Street Lighting		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Wood Windows		

**Inclusions:** Greenhouse, Gazebo, Shed

Just a cozy little home in Nampa. 800+ sq ft of solid built warmth and comfort. The entry was renovated in 2023. Along with new flooring, it is lined with wainscoting, giving instant character to the home. The living room has plenty of space for furniture placement, featuring a large south facing window which your plants will love. This space blends into the dining/kitchen area, with again, a big cheerful window to brighten your dining area. The kitchen is compact and efficient, featuring a lovely barn wood wall. The basement includes a family room, a 4 pc bathroom, bedroom and laundry room; all renovated within the last few years with new flooring and updated bathroom. Plus there has been weeping tile installed and the town has provided new town services. There is a side deck that overlooks the fenced back yard, with a small gazebo. This lot offers plenty of room to build a future garage. Located close to the Arena, Drop in Centre and St Charles Parish. Nothing fancy, just an affordable, solid built home in a great location to call home. Absolutely worth a look!