



**1W01 North Avenue  
Whitelaw, Alberta**

**MLS # A2192932**



**\$130,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	643 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn		

**Heating:** Central, In Floor, Natural Gas

**Floors:** Hardwood, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** ICF Block

**Features:** Ceiling Fan(s), Primary Downstairs, Tankless Hot Water, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** shed

If you have been looking for a newer home at an affordable price look no further! This charming home is located in the quiet hamlet of Whitelaw. On the main level you have a spacious entry, a functional kitchen and a comfortable living room dining room combination. On the lower level you'll find the master bedroom next to a spacious 4 piece bath, laundry is also located on this level. On the upper level there's additional space which is split into two (separated by the staircase) creating a great flex space which has room for up to 2 more beds. Each level has large windows which allow an abundance of natural light. This is a great opportunity to get into a newer home at a lower price point! Check out the 360 Virtual tour in the media section, floor plans are now available in the photos section!