



**GRASSROOTS**  
REALTY GROUP

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**298 1 Avenue NW**  
**Glenwood, Alberta**

**MLS # A2193717**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	1.01 Acres		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings, garage fridge, garage deep freeze

Five bedrooms, two full bathrooms, a single attached garage, plenty of living space, on a full acre lot?! Welcome to the village of Glenwood!! With its close proximity to the mountains, the town of Cardston, Waterton Lakes National Park, and all other southern Alberta nature, this home provides you with a gorgeous place to raise your family. This home has an incredible amount of outbuildings for those who enjoy gardening, tinkering, building, and acreage living in general! These include: a greenhouse, a detached garage, as well as a large shed. The exterior of the home is made of brick, a material that can hold up to the hail, wind, and other winter elements sometimes received in southern Alberta. Inside the home, the kitchen and dining room are separate from the living space, allowing family dinners to have a more intimate feel! In the kitchen you will appreciate the newer stainless steel fridge, plenty of countertop space, and the low maintenance laminate flooring. The spacious primary bedroom with its walk-in closet and half bathroom ensuite and the good-sized laundry room complete with cabinetry and a folding counter are other features beneficial to any buyer! Over the years, this home has been incredibly well maintained and updated where needed including but not limited to the big ticket items such as the furnace, hot water tank, and shingles! Throughout the home, there is no shortage of storage space for all your kid's toys, seasonal decor, food storage and more. If you are looking for a little acreage with town water and sewer, allowing you to avoid the hassle of septic tanks and wells, this is the perfect place for you! Call your REALTOR® and book your viewing today!