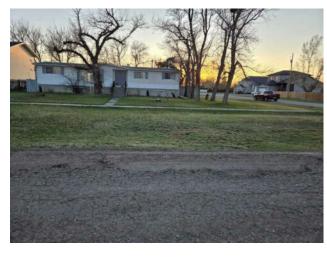


1-833-477-6687 aloha@grassrootsrealty.ca

## 205 3 Street W Stirling, Alberta

MLS # A2211300



\$350,000

Division: NONE Residential/Manufactured House Type: Style: Modular Home Size: 1,440 sq.ft. Age: 1976 (49 yrs old) **Beds:** Baths: Garage: Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Sid Lot Size: 0.28 Acre Lot Feat: Back Yard, Corner Lot, Few Trees

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected

Features: Double Vanity, No Smoking Home, Open Floorplan

Inclusions: WINDOW COVERINGS

HERE IS A GREAT 4, BEDROOM HOME, WHICH COULD BE A 5 BEDROOM HOME WITH JUST A SEPERATION WALL BUILT IN THE BASEMENT BEDROOM. THIS ROOM ALREADY HAS TWO SEPERATE ENTRANCES INTO IT AND THUS MAKES IT VERY SIMPLE TO CHANGE! A LARGE HOME LIKE THIS CAN EASILY ACCOMMODATE A GROWING FAMILY AND WITH SUCH A HUGE LOT THERE IS NO END TO THE IMPROVEMENTS YOU CAN DO TO MAKE IT YOURS!! NOW LET'S NOT FORGET THE MAN OF THE HOUSE WHO WILL BE LOVING HIS SPACE IN THE 24' X 32' HEATED GARAGE!!