



**205 3 Street W**  
**Stirling, Alberta**

**MLS # A2211300**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees		

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