



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

45 3 Avenue
Tilley, Alberta

MLS # A2228800



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached, Triple Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Mixed
Foundation:	Poured Concrete
Features:	French Door, See Remarks, Separate Entrance, Storage, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: Air Compressor negotiable

This beautifully updated 4-bedroom, 2-bathroom home is located in the peaceful small town of Tilley and sits on two generous lots. Recently refreshed with a fresh coat of paint throughout, it offers a spacious and comfortable living environment. The recently renovated basement adds extra usable space, ideal for an expanding family or an entertainment area. Outside, the oversized and private backyard is enclosed with a new fence, perfect for pets or family activities. The property also features two large garages—a massive 30x40 triple heated garage for vehicles and a workshop with a two piece bathroom, and a smaller 24x14 garage for additional storage. This home features the ideal charm and tranquility of small-town living, making it the perfect place to settle down and enjoy.