



GRASSROOTS
REALTY GROUP

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331 50 Avenue
Claresholm, Alberta

MLS # A2288625



\$124,000

| | | | |
|------------------|-------------------|---------------|--------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 810 sq.ft. | Age: | 1926 (100 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Linoleum, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | res |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: none

SOLD "as is" where is, on completion; *All offers must be cash and unconditional. Handyman special?, possibly, but much more appropriate for an in-fill opportunity. Located on a quiet street just one block to park, playground; short walk to post office & downtown business district. 1 bedroom bungalow with a full bath featuring a claw foot tub; eat-in kitchen with adjacent pantry, living room, bedroom and a sun porch. Original windows, wide baseboards and original hardwood floors in living room & bedroom. A partial basement houses the mechanical & storage area with an older forced air furnace. Large 50 X 140 lot features perennial beds, large trees, hedges, RV parking and additional parking space off the alley, beside and behind the 32x14 garage / shed.