



GRASSROOTS
REALTY GROUP

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211 1st Avenue
Torrington, Alberta

MLS # A2300851



\$196,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR-Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: Shed, Shuffle Board (negotiable)

Tucked into the heart of rural Alberta, Torrington, Alberta offers a peaceful, small-town lifestyle with wide open spaces and true prairie charm. Known for its strong sense of community and relaxed pace of life. Torrington is an ideal setting for buyers seeking affordable living, and privacy. Conveniently located within reach of nearby amenities in Olds and Threehills, it strikes the perfect balance between rural tranquility and accessibility. This property is located in the hamlet of Torrington which features the World Famous Gopher Hole Museum. Enjoy fishing, kayaking, paddle boarding, a family picnic and camping at Keiver's Lake which is just 10 minutes south of Torrington. The main floor features a primary bedroom with a 2 piece ensuite, 2nd bedroom, a space used as a den but can be converted back into a 3rd bedroom if desired, living room, dining room, kitchen, 4 piece bathroom and main floor laundry. The concrete fully finished basement has a large family room, games room, storage room and workshop. There is a separate entrance into the basement from the attached shed. Enjoy your morning coffee sitting on the side porch with beautiful mountain views. This fully landscaped yard is mostly fenced with back alley access room to build a detached garage and RV parking. Upgrades to the home include: New Siding and PVC windows in 1996, Tin Roof 2000, Hot Water tank 2014. Don't miss out on this well kept property, book your showing today!!!