



GRASSROOTS
REALTY GROUP

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505 1 Street NW
Linden, Alberta

MLS # A2302381



\$478,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s)		

Inclusions:	window coverings
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Experience the perfect blend of comfort and convenience in this meticulously maintained midsize gem, located in one of Linden's most sought-after quiet neighborhoods. This home is truly "turnkey"—every detail has been attended to, so you can skip the renovations and start living from day one. Enjoy sun-drenched living spaces and a functional layout designed for modern life, all situated within a friendly, close-knit community where neighbors truly look out for one another.