



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**117 James Street
Bittern Lake, Alberta**

MLS # A2307124



\$329,900

Division:	Bittern Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,700 sq.ft.	Age:	1907 (119 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Driveway, Off Street, Oversized, RV Access/Parking		
Lot Size:	0.41 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Combination, Piling(s)	Utilities:	-
Features:	Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: island and 2 chairs, sheds, electric fireplace in dining room, playcentre negotiable

Discover the perfect blend of small-town tranquility and modern comfort in this beautiful historical home, nestled in the highly sought-after community of Bittern Lake. Located just 12 minutes from Camrose, this property offers a rare opportunity to enjoy peaceful village living without sacrificing convenience. From the moment you arrive, the pride of ownership is evident in the professionally landscaped yard and the abundance of parking space for your vehicles or RV with the wrap around driveway. A beautiful wrap-around deck welcomes you, providing the ultimate outdoor retreat for morning coffees or evening sunsets. Step inside to an interior that feels both spacious and cozy. The inviting living room features a classic wood-burning stove, perfect for creating a warm ambiance during cold winter nights. Adjacent to the living area, the dining room offers plenty of space to host family gatherings and holiday dinners. The updated kitchen features stylish a functional center island for added prep space. To round out the main floor, you will find a versatile bedroom—perfect for a home office or guest retreat, and a beautifully updated three-piece bathroom that conveniently incorporates the laundry area. The upper floor serves as a private sanctuary for the whole family. The primary suite features a generous walk-in closet, while two additional bright bedrooms provide plenty of space for children or hobbies. These rooms are served by a massive bathroom highlighted by a deep soaker tub, offering the perfect place to unwind at the end of the day. The true show-stopper is the massive, fully fenced backyard. This private oasis is completely enclosed for peace of mind, providing a safe haven for children and pets to play. The outdoor space also includes a large shed for additional storage and a charming chicken coop that can come already stocked for those looking to embrace a touch of the

rural lifestyle. Experience the big heart of this small village and make this beautiful property your new home.