



GRASSROOTS
REALTY GROUP

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9930 103 Avenue
Plamondon, Alberta

MLS # A2313688



\$225,000

Division:	Plamondon		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1965 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Single Garage Detached		
Lot Size:	0.52 Acre		
Lot Feat:	Level, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	2-68-16-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	None	Utilities:	Electricity Connected
Features:	See Remarks		

Inclusions: n/A

A strong investment opportunity, this 2 bedroom, 1 bathroom bungalow offers 832 sq. ft. of efficient living space on a 150' x 150' triple lot, complete with a paved driveway, durable metal roof, 19' x 28' garage, 14' x 28' storage shed, and an unfinished carport, all set on a clear, landscaped yard; the home is connected to municipal water and sewer and is positioned in a way that allows it to be easily relocated, providing excellent flexibility for future development.