



GRASSROOTS
REALTY GROUP

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**314 Bruce Avenue
Carbon, Alberta**

MLS # A2315797

\$199,999



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,134 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	On Street, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: NONE

Welcome to the friendly community of Carbon, where small town living meets the stunning beauty of Alberta. Offering 2,180 sqft of developed living space, this well-maintained bungalow provides plenty of room for anyone seeking a quieter pace of life. Situated on a generous lot with rear lane access, the property features a detached garage, additional parking, and a spacious backyard with room for gardening, entertaining, RV storage or future projects. Multiple storage buildings add extra functionality and convenience. Ideally located within walking distance to the school, recreation facilities, parks and local amenities, this home offers both comfort and convenience. Enjoy breathtaking valley views, a welcoming community atmosphere and easy access to outdoor recreation right from your doorstep. Whether you're searching for an affordable family home, a place to downsize without sacrificing space or an investment opportunity - this property offers exceptional value in the beautiful Town of Carbon.