



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

510 Bruce Avenue  
Carbon, Alberta

MLS # A2316347



**\$259,000**

|           |                                  |        |   |
|-----------|----------------------------------|--------|---|
| Division: | NONE                             |        |   |
| Type:     | Residential/House                |        |   |
| Style:    | Bungalow                         |        |   |
| Size:     | 1,396 sq.ft.                     | Age:   | - |
| Beds:     | 3                                | Baths: | 1 |
| Garage:   | Single Garage Attached           |        |   |
| Lot Size: | 0.27 Acre                        |        |   |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac |        |   |

|             |                            |
|-------------|----------------------------|
| Heating:    | Forced Air                 |
| Floors:     | Carpet, Laminate, Linoleum |
| Roof:       | Tile                       |
| Basement:   | Partial                    |
| Exterior:   | Mixed                      |
| Foundation: | Combination                |
| Features:   | High Ceilings              |

|            |   |
|------------|---|
| Water:     | - |
| Sewer:     | - |
| Condo Fee: | - |
| LLD:       | - |
| Zoning:    | R |
| Utilities: | - |

**Inclusions:** All appliances as is on possession day. anything else on the property in possession is also included

Looking for something a little different? This unique property in Carbon offers plenty of space and possibilities! Situated on a quiet dead-end street, you'll enjoy a charming front veranda, a huge yard, and the bonus of a second lot complete with a greenhouse and several sheds. Inside, you'll find a spacious dining room, open kitchen, bright living room, one bedroom, and a full bath on the main floor, plus two large bedrooms downstairs. The former RV garage has been transformed into an additional living area, while the attached single garage at the rear provides added convenience and storage. With room to garden, entertain, and spread out, this is a rare opportunity to enjoy small-town living with extra space both inside and out.