



GRASSROOTS
REALTY GROUP

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**325 8 Avenue
Granum, Alberta**

MLS # A2318492



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,811 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Single Ga		
Lot Size:	0.92 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Occupied Res - Hamlet
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Shed, Greenhouse, Hot Tub

Beautifully maintained and updated bungalow property in the charming town of Granum! Approaching the home, you'll notice the practicality and curb appeal created by tasteful landscaping, a covered wrap-around porch, and two garages. This turn-key home is perfect for anyone looking to settle into a quiet, small-town lifestyle without sacrificing comfort. Inside, the living room is centered around a beautiful fireplace with masonry and a stylish mantle. The new triple-pane windows throughout the main floor let in plenty of sunlight, keeping each room warm and inviting. The dining area, kitchen, and breakfast nook make the perfect spot to entertain friends and family. Down the hall, two bedrooms and a full four-piece bath can be found alongside a spacious primary bedroom with a large closet and four-piece ensuite bath. Venture downstairs and you'll be greeted by a large family room with a bedroom, full four-piece bath, and laundry nearby making the ideal spot to create the guest suite of your dreams. Next to the attached double garage, a convenient bonus room is waiting for you to make it your own. This space would be perfect as a play room, hobby room, or extension to a workshop. With two attached garages, this home has no shortage of space to spread out and explore your hobbies. Through the breakfast nook, the rear porch leads out onto a deck and down to the backyard which is kept lush and green by underground sprinklers. Fruit trees, shrubs, garden plots, a firepit, and a hot tub will help you make the most of those beautiful prairie summers, with unbeatable blue skies and mountain views. If a beautiful bungalow home with plenty of smart upgrades and tons of charm sounds like the place for you, give your REALTOR® a call and book a showing today!