



GRASSROOTS
REALTY GROUP

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**316 Alberta Avenue
Chin, Alberta**

MLS # A2320655



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,755 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Gravel D		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Refrigerator, Over the range stove, Washer/Dryer, Air Conditioner

Situated on an impressive 15,000 sq. ft. lot, this well-maintained home offers plenty of space both inside and out. The bright and inviting main floor features white cabinetry, a large island, and an open flow between the kitchen, dining, and living areas. Upstairs you'll find a primary bedroom, two additional bedrooms, and a 4-piece bathroom. The lower level offers a cozy family room with a wood-burning fireplace, a den, and an additional 4-piece bathroom. The basement provides utility space and extra storage. Outside, enjoy the large yard and the convenience of a detached double garage. Enjoy the numerous updates space and small-town living in the community of Chin.