



GRASSROOTS
REALTY GROUP

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32 1 Avenue SW
Faust, Alberta

MLS # A2323518



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,219 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.84 Acre		
Lot Feat:	Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island		

Inclusions: N/A

Welcome to Faust's best kept secret! Nestled in the trees, this property is situated on 3 lots in Faust surrounded by plenty of trees for privacy. This 1219 sq. ft. home features 2 nicely sized bedrooms and a healthy-sized den for an extra room or office. The primary features a walk-in closet, 4 Pc ensuite with a large soaker tub and separate shower. Spacious living room features a wood burning fireplace, the dining area has lots of natural light and access door to the deck, country style kitchen with island counter, lots of cabinets and a pantry. The partially finished basement has plenty of storage area, 8' ceilings, and a separate entrance. The utility room contains a newer furnace, boiler, hot water tank, HRV and central vac. In floor heat in the basement for backup heat! The house has a concrete foundation, double insulated inside and outside with fiberglass and R7. Very tightly sealed! New sump pump and shingles are 5-6 years old! Outdoors you will find a deck, firepit area and outdoor kitchen area. There is plenty of RV parking space for camping! This property has 2 driveways, both gated, and secured fencing around the perimeter of the entire property! Located only minutes from the MARINA on one of Alberta's most beautiful lakes, where the fishing and boating are great!! PRICED TO SELL!! A GREAT YEAR ROUND HOME OR SUMMER RETREAT! Note: A new sea-can and household furniture are negotiable.