



GRASSROOTS
REALTY GROUP

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210 1 Street SE
Linden, Alberta

MLS # A2327601



\$319,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	921 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	N/a
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Whether you're looking for your first home or a great investment opportunity, this property offers value and plenty of potential. The bright, inviting kitchen flows into a spacious living room, creating a comfortable space for everyday living and entertaining. The main floor also features two good-sized bedrooms, a 4-piece bathroom, a convenient laundry room, and a functional layout designed for easy living. Downstairs, the fully developed basement adds incredible versatility with a third bedroom, a 2-piece bathroom, a spacious living area, a workshop/hobby room, and a separate area with a sink and cabinetry that offers excellent potential for a future kitchen. Combined with the side entrance through the garage, it provides great flexibility for extended family or future rental potential. Outside, you'll appreciate the landscaped yard and welcoming front deck, an ideal spot to enjoy your morning coffee or relax in the evening. The large backyard is mostly fenced, offering plenty of space for children, pets, gardening, or entertaining. Conveniently located directly across from Dr. Elliott School, this home is great for families and provides easy access to parks, schools, and everyday amenities.