



GRASSROOTS
REALTY GROUP

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116 Centre Street
Arrowwood, Alberta

MLS # A2328846



\$392,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,228 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Cul-De-Sac, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Laminate Counters, Sump Pump(s)		

Inclusions: N/A

Welcome to this immaculate, move-in-ready home in the friendly community of Arrowwood! Offering 4 bedrooms, with 3 on the main level and 1 downstairs, this home provides a functional layout that's perfect for families, guests, or a home office. Situated on a huge corner lot at the end of a quiet dead-end street, you'll enjoy added privacy, minimal traffic, and plenty of outdoor space. The large, partially covered deck is ideal for entertaining, summer barbecues, or simply relaxing while overlooking the spacious yard. The impressive 28' x 30' detached garage provides ample room for vehicles, storage, hobbies, or a workshop. Conveniently located close to a walking path and park, this property offers easy access to outdoor recreation while enjoying the peaceful atmosphere of a quiet neighborhood. Beautifully maintained inside and out, this exceptional home combines comfort, space, and an unbeatable location. Don't miss the opportunity to make this wonderful Arrowwood property your own!