



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

325 Aberdeen Avenue
Carbon, Alberta

MLS # A2333424



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Driveway, Garage Door Opener, Oversized,		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-29-23-W4
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

This Awesome Completely Upgraded Family home is waiting for you and is located in the Knee hills Creek Valley in the quiet Village of Carbon, just a short drive from Drumheller. The property offers a beautifully upgraded bungalow with an open main floor plan that includes a living area, Eat in kitchen with a moveable Island, two bedrooms, and a four-piece bathroom. The basement is Fully developed and includes two more Nice sized bedrooms, and a three-piece bathroom, a family room, and a laundry area located in the utility room. The lot is oversized at 75' x 130', offering plenty of space to personalize and enjoy the outdoors. A single detached garage sits at the end of the driveway, providing extra parking and extra parking behind it off the alley for your RV storage. This property is an excellent opportunity to create a YOUR FAMILY space that reflects YOUR own style in a friendly small-town setting. Included are 6 New Appliances, New Windows And Doors, New Roof, New Flooring, New Paint, Pot lights, New Deck, New Garage Door c/w Opener. Do Your own research to gain insight to this great community in Knee hill county. It has a lot to offer you and your family.