



GRASSROOTS
REALTY GROUP

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33 3 Avenue E
Tilley, Alberta

MLS # A2333511



\$317,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-HAM
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Deep Freezer in laundry room

Welcome home to this beautifully maintained 4-bedroom, 2-bathroom bungalow, offering the perfect combination of modern updates, thoughtful design, and small-town living. Located in the welcoming community of Tilley, this move-in-ready home is ideal for families, first-time buyers, or anyone looking for extra space and exceptional value. The heart of the home is the stunning kitchen, featuring granite countertops, under-cabinet lighting, soft-close doors, convenient lazy Susan corner cupboards, and abundant storage and prep space—perfect for everyday living and entertaining. The fully developed basement offers a private primary retreat complete with a spacious walk-in closet and a beautifully appointed ensuite featuring a double vanity and a eye catching walk-in shower, creating your own peaceful escape at the end of the day. With three additional bedrooms and a second full bathroom, there's plenty of room for family, guests, or a dedicated home office. Major upgrades have already been completed, giving you peace of mind for years to come. Improvements include newer windows, furnace, central air conditioning, hot water tank, and shingles. The washer, dryer, dishwasher, and microwave hood fan have all been replaced within the last year, adding even more value to this meticulously maintained home. Outside, you'll appreciate the single detached garage and the spacious yard, offering plenty of room for children to play, pets to roam, or summer gatherings with family and friends. If you've been searching for a home that offers modern finishes, quality updates, and the charm of small-town living, this turnkey home is an opportunity you won't want to miss. Simply move in and start making memories in one of Tilley's most inviting family homes.

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