



GRASSROOTS
REALTY GROUP

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9834 100 Ave
Plamondon, Alberta

MLS # A2340012



\$119,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	780 sq.ft.	Age:	1950 (76 yrs old)
Beds:	1	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	Low Density Hamlet Reside
Foundation:	Perimeter Wall	Utilities:	-
Features:	Closet Organizers, See Remarks		

Inclusions: shed

1950's home filled with character! One bedroom, one bathroom, nicely updated with a good roof (2018), new furnace (2023), hot water tank (2025) and room to expand. A person could live in this house for 10 years, build some equity and then build a duplex or home with garage. The options are many! With a 5% downpayment, 4.5% interest, amortized over 20 years, your payment would be approximately \$712 (not including any fees on the bank side). Anyway... I am sure you get the point! This is a great opportunity to get into the housing market now!