



GRASSROOTS
REALTY GROUP

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217 Kipp Avenue
Monarch, Alberta

MLS # A2345571



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,012 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Garage Faces		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, washer, dryer, garage door opener with controls, A/C

Huge yard, two double garages, and plenty of character! This welcoming bi-level in Monarch sits on a 0.41-acre corner lot and offers four bedrooms and two bathrooms. The bright main floor features a comfortable living room, a kitchen with ample storage, and a sunny dining area with a skylight and access to the deck. The developed basement includes a cozy family room with a stone wood-burning fireplace. Outside, enjoy a spacious fenced backyard, mature trees, and a deck with a pergola. Double attached and detached garages provide excellent space for vehicles, storage, and hobbies, with heating and workshop space adding extra convenience. Central air conditioning keeps you comfortable through the summer. Call your favorite REALTOR[®]; and book a showing.