



GRASSROOTS
REALTY GROUP

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439 Aberdeen Avenue
Carbon, Alberta

MLS # A2346033



\$229,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Gravel Driveway, On Street, Rear Drive, RV Access/Parking, Ta		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Corner Lot, Few Trees, Front Yard, Garden, La		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Vinyl
Roof:	Metal
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Storage, Vinyl Windows, Wood Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Shed

Situated in the quaint and cozy Village of carbon sits this raised bungalow full of potential to put your own finger prints. The home offers 4 bedrooms, 2 full bathrooms, spacious living, dining & Kitchen great room feel on the main living space, cascades onto a bright welcoming foyer space. The basement features two additional bedrooms and a three-piece bath with a large rec room that would need a little bit of care and consideration to bring up to cosy and enjoyable space. The previous single attached garage has been converted into a mudroom/storage room. Partially fenced around a large lot and a half. Schools shopping, restaurants, and an outdoor swimming pool as well as a curling & archery club share the building, there are two camping sites and all diamonds in both locations all set in the peaceful Village of Carbon!