



GRASSROOTS
REALTY GROUP

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209 Main Street
Carseland, Alberta

MLS # A2346885



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	718 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-22-25-W4
Exterior:	Stucco	Zoning:	HRGÂ Hamlet
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions:	n/a
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Welcome to this charming 3-bedroom, 1-bathroom home in the welcoming community of Carseland. The open and inviting living room provides a comfortable space to relax and gather, while the functional kitchen offers practical space for everyday living and meal preparation. Outside, enjoy the huge yard with plenty of room for kids, pets, gardening, entertaining, or simply enjoying the outdoors. The property features convenient front driveway access with a carport, as well as back alley access and a single detached garage, providing plenty of parking and storage options. Carseland offers a small-town lifestyle with a local school, grocery and convenience options, restaurants, library, community hall, recreation facilities, parks, playgrounds, and easy access to the Bow River and Wyndham-Carseland Provincial Park. Additional shopping, dining, and services are available in nearby Strathmore. A great opportunity to enjoy a comfortable home with a spacious yard, multiple parking options, and plenty of outdoor space in a friendly, close-knit community.