



**GRASSROOTS**  
REALTY GROUP

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165 Centre Street  
Tilley, Alberta

MLS # A2183480



**\$329,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 3,340 sq.ft.           | Age:   | 1960 (66 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 0.08 Acre              |        |                   |
| Lot Feat: | Other                  |        |                   |

|             |                                      |            |       |
|-------------|--------------------------------------|------------|-------|
| Heating:    | Forced Air, Natural Gas              | Water:     | -     |
| Floors:     | Carpet, Concrete, Laminate, Linoleum | Sewer:     | -     |
| Roof:       | Metal                                | Condo Fee: | -     |
| Basement:   | Other                                | LLD:       | -     |
| Exterior:   | Stucco                               | Zoning:    | B-Ham |
| Foundation: | Block                                | Utilities: | -     |
| Features:   | See Remarks                          |            |       |

Inclusions: N/A

RESIDENTIAL PROPERTY, SMALL TOWN LIVING in the heart of Tilly AB. Located only 22km east of Brooks, this hamlet is a great community! The single story building is 3340 sqft . A washroom, with wheel chair accessibility. There a office space, a space previously used as a salon, and a work storage area, these spaces cold easily be converted to more living space. The residential space has 2080 sqft, with 4 bedrooms, a 3 piece main bathroom. Primary has a walk in closet, and 4 piece ensuite. The property also has a basement with an additional 2240 sqft. The backyard features a 12x24 storage garage.