

# \$157,000 - 204 Dufferin Street, Granum

MLS® #A1141864

## \$157,000

2 Bedroom, 1.00 Bathroom, 1,397 sqft  
Residential on 0 Acres

NONE, Granum, Alberta

This 1397 Sqft character home was originally built in 1906 with a couple of additions and updates over the years. The large, light filled living room opens onto the dining room that has sliding doors to the deck. The kitchen was added in the 1950s and updated in 2009 with new IKEA cabinets, plumbing, insulation, and wiring. The bathroom was also added at that time and redone in 2009 and has both a tub and a separate shower. The master bedroom is on the main floor and has built in drawers and a large closet with loads of storage. A spacious side entry (1960s) also holds the main floor washer and dryer. Upstairs there is another bedroom and two smaller rooms that have been used as bedrooms but lack closets. But then there is the secret hideaway playroom and the storage room. One door in the upper hall opens to a closet, the other opens to a hidden entrance to the attic space which is mostly finished. What a great spot for all the extra things and what kid wouldn't love a hidden playroom! The furnace is new in 2009, HWT in 2019, 100 amp panel, and the shingles in 2006. A double detached garage on a large lot with ample room to park extra vehicles, grow a garden and a family. Granum has that wonderful small town feeling with an elementary school, tree lined streets and the kids can run loose until the sun goes down. Book a showing and see for yourself. Masks to be worn, please

Built in 1906



## Essential Information

MLS® #	A1141864
Price	\$157,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,397
Acres	0.00
Year Built	1906
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	204 Dufferin Street
Subdivision	NONE
City	Granum
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1A0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 24th, 2021
Days on Market	58
Zoning	R1

### **Listing Details**

Listing Office	Courtesy Of MAXWELL CAPITAL REALTY
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