# \$340,000 - 116 Alberta Ave, Bawlf

MLS® #A2086782

## \$340,000

3 Bedroom, 1.00 Bathroom, 1,520 sqft Residential on 8.67 Acres

NONE, Bawlf, Alberta

## Acreage in Town!!!!

Yes, you read that right, 8.67 acres in the town of Bawlf that has town water and sewer.

Amazing location!!

This property has served the owner well with a large 32x36 shop that has power and gas and water access. The shop has a cement floor and new shingles in the last 6 years. Perfect for the mechanic that wants a shop of his own.

The place was purchased and there was a 1977 mobile on site.

In 1999 a couple of additions were added and in that process over 90% of the paneling was removed and drywall added. Wiring plumbing and furnace was all updated at that time as well. This home does not have the feel of a mobile home anymore with over 15 hundred square feet of space.

There are 3 entrances to the home, the front has a very large screened in covered deck, the back door entrances welcomes a very large mud room, and the back entrance to the yard has a small screened in and covered deck as well. Out that door there is a beautiful spot surrounded by trees perfect for a fire pit for those perfect summer evenings in a park like setting.

There is an unfinished garage that would not take much to finish and a A frame shed that could use some imagination. Some panel fences and other fenced areas on the property.

If you're looking for a very unique property







please take a look at this one.

#### Built in 1977

#### **Essential Information**

MLS® # A2086782 Price \$340,000

Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 1,520 Acres 8.67 Year Built 1977

Type Residential Sub-Type Detached

Style Acreage with Residence, Mobile

Status Active

# **Community Information**

Address 116 Alberta Ave

Subdivision NONE City Bawlf

County Camrose County

Province Alberta
Postal Code T0B0J0

#### **Amenities**

Parking Double Garage Detached, Quad or More Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island

Appliances Refrigerator, Window Coverings, Dryer, Electric Stove, Washer

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Other

Lot Description Other Roof Metal

Construction Vinyl Siding

Foundation Other

## **Additional Information**

Date Listed October 11th, 2023

Days on Market 749
Zoning R1

# **Listing Details**

Listing Office Royal Lepage Rose Country Realty

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