



#3 3rd Street Fort Assiniboine AB

\$175,000

Power service just upgraded by seller! Cozy home with detached garage on 2 lots in the quiet, safe community of Fort Assiniboine. Seller has done many upgrades such as all new windows 6 years ago, new deck and gas stove 2 years ago. Some new siding to match garage and some flooring has been replaced, awaiting your finishing touches. The main house sits on a partially finished basement with the addition sitting on a crawl space. 2 bedrooms upstairs with optional 3rd, and extra storage including a cold room downstairs. Convenient municipal water, sewer and garbage collection and affordable taxes. Furnace and hot water tank were both updated in 2013. Well kept home with manicured yard featuring fruit trees and 2 vegetable gardens. Plenty of outdoor storage in the garage and lean too + bonus sheds. Part of the fence on North side is off property line and needs to be moved closer to house. Comfortable and affordable living, don't miss out on this one!

Listing Presented By:



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