



## 341 4th Avenue Thorhild AB

\$199,900

Lovely 1185 sq ft home w/ single garage, backing onto open municipally owned land. Great back entrance features sink/vanity, seating area, & door leading to a bedrm that has been converted to laundry room/storage rm (easy to change back). Spacious bright kitchen and dining rm w/ plenty of cabinets & counterspace including china cabinet & book shelf for cookbooks. Newer fridge (2018) and stove (2022). Comfortable living rm, 2 bedrms & 4pc bath complete the main level. Fully fin basement features a second kitchen area, family rm w/ woodstove, another bedrm, sauna, and newer 3pc bath. Shingles done 2016. Backyard is very nicely landscaped w/ numerous perennials, garden area, crabapple tree, raspberry shrubs and lovely deck to sit & enjoy this space. New owner can connect to hi speed fibre optic - line is run to home. A great home for family or those wanting to retire!!

Listing Presented By:



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