



## Bon Accord Alberta

\$249,900

ATTENTION FIRST TIME HOME BUYERS OR INVESTORS. This cute as a button home in Bon Accord will win your hearts! With nearly 1100 Sq Ft on the main floor this bungalow offers a big spacious country kitchen with modern, maple cupboards. Spacious dining area is adjacent to kitchen along with living room w wood burning fireplace. Two bedrooms on main floor and updated 4 piece bathroom. Some newer windows. Insulation has been enhanced. Unfinished basement has one bedroom and plenty of storage. This extremely large yard offers you the maximum privacy with the tall, mature trees on every side. Large, oversized single detached garage is the perfect workshop space w. wood stove and w newer shingles ('24). Shingles on house ('15). This incredibly large lot is perfect for redevelopment or just enjoying an acreage like living in Bon Accord. (id:6769)

Bedroom 3 4.37 m X 4.09 m

Storage 0.69 m X 0.89 m

Utility room 5.67 m X 5.24 m

Living room 4.13 m X 5.79 m

Kitchen 4.1 m X 4.26 m

Primary Bedroom 4.58 m X 4.14 m

Bedroom 2 4.59 m X 3.31 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.sharonryan.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)