

Well Maintained Bungalow in Holden



5221-51 Avenue, Holden AB

Call Norman Hill @ (780) 903-6199

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RE/Max Elite

Legal land description: Plan: 7720-304 Block: 24 Lot: 10

Size: 112.78 sq. m

Built in: 1980

Taxes (2018): \$2,619.62

Features

- ∞ This clean and well-kept home features a large single attached garage.
- ∞ Re-shingled in 2012, triple glazed windows with argon gas 2012, new exterior doors 2012, new high efficiency furnace and air conditioner 2009,
- ∞ The efficient kitchen features black walnut cabinets with built in custom storage.
- ∞ There is a half bathroom off the good-sized back entrance
- ∞ The kitchen sink has reverse osmosis and a garburator installed.
- ∞ The sunken living room has a gas fireplace with remote control as well as blinds that are controlled remotely.
- ∞ All three of the bedrooms are on the main floor and have closet features for additional storage.
- ∞ Central vacuum system.
- ∞ Large un-finished basement has a large cold room and plenty of shelves for storage.

- ∞ Laundry area has a large sink and an unplugged second dryer in working order.
- ∞ There is a functioning woodburning stove in the basement
- ∞ Non-smoking and no pet house.
- ∞ The fully landscaped back yard features mature shade trees, including an apple tree, privacy hedge, large space for a vegetable garden, a garden shed an awning and a clothes line.

Norman Hill (Listing Realtor™) is related to the seller.

Price: \$179,000.00

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