

45 3 Avenue  
Tilley, Alberta

MLS # A2228800



# \$375,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,181 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Detached, Triple Garage Detached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, See Remarks, Separate Entrance, Storage, Sump Pump(s)		

**Inclusions:** Air Compressor negotiable

This beautifully updated 4-bedroom, 2-bathroom home is located in the peaceful small town of Tilley and sits on two generous lots. Recently refreshed with a fresh coat of paint throughout, it offers a spacious and comfortable living environment. The recently renovated basement adds extra usable space, ideal for an expanding family or an entertainment area. Outside, the oversized and private backyard is enclosed with a new fence, perfect for pets or family activities. The property also features two large garages—a massive 30x40 triple heated garage for vehicles and a workshop with a two piece bathroom, and a smaller 24x14 garage for additional storage. This home features the ideal charm and tranquility of small-town living, making it the perfect place to settle down and enjoy.