

119 3rd Avenue W  
Alliance, Alberta

MLS # A2230246



## \$499,000

<b>Division:</b>	Alliance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-T2
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to this exceptional property located in the charming village of Alliance, AB. If you're seeking a quiet, peaceful, and welcoming community to call home, this is the perfect place. Set on a spacious one acre lot within the village, this 3 bedroom, 2 bathroom home offers both comfort and versatility. The fully fenced yard is designed for low-maintenance living, featuring a mix of gravel, paved areas, and lawn. A massive 64' x 64' shop with electrical service and a gravel floor offers endless possibilities, ideal for hobbies, storage, or even a home based business. Inside the home, you'll find a functional layout with main floor laundry, a generous living room complete with a cozy wood-burning fireplace, a separate dining area or office space, and a well appointed kitchen with ample cabinetry and counter space. The primary bedroom and a 4-piece bathroom are also conveniently located on the main level. Upstairs, a charming loft-style nook overlooks the living room that is perfect for reading or relaxing. Two additional bedrooms and another full 4 piece bathroom complete the upper floor. Additional features include an efficient inverter air conditioning unit, an attached heated garage with an exhaust fan and extractor hood, and plenty of space inside and out to make this property your own. The large shed is entirely supported by 6 foot bell bottom concrete columns.