

109 Main Street,, 57115 Range Road 80  
Rochfort Bridge, Alberta

MLS # A2245389

**\$270,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	7-57-7-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	UR
<b>Foundation:</b>	Slab, Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	Shed		

Charming 2-Bedroom Artistic Retreat on Triple Lot , Discover this one-of-a-kind 2 bedroom, 2 bathroom home, offering 936 sq ft of thoughtfully designed living space spread over two levels. The upper floor features warm hardwood floors, while the basement boasts a newly renovated bathroom for added comfort. The combined kitchen and laundry area adds convenience, but what truly sets this home apart are its unique, hand-crafted touches by a talented local artist&mdash;making every corner a delightful surprise. Situated on three beautifully landscaped lots, this property is a gardener&rsquo;s dream with an abundance of flowers, mature trees, and thriving raspberry bushes. A perfect blend of creativity and nature, this is a must-see for anyone looking for a home that stands out from the ordinary.