

113 2nd Avenue E  
Delia, Alberta

MLS # A2255202



**\$124,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1926 (100 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Attached Carport, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		
<b>Inclusions:</b>	Shed		

Cute & Cozy! This 2 bedroom, 1 bath, home offers 884 sq.ft of comfortable living space with a functional layout that includes a primary bedroom with spacious walk-in closet, flex area, laundry & back porch with access to the convenient car port. Upgrades include windows, siding, metal roof, furnace, electrical and flooring. A single car garage with attached workshop adds great potential, needing TLC to make it your perfect project or hobby space. This Cute & Cozy Home is located in the Village of Delia which offers all your basic amenities. Delia is nestled at the base of the Handhills and is a Wonderful Friendly Community that Values Small Town Living!