

108 Wheatbelt Road  
Veteran, Alberta

MLS # A2276973



**\$75,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Gravel Driveway, Off Street, Rear Driveway		
<b>Lot Size:</b>	0.98 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, Storage, Wood Windows		
<b>Inclusions:</b>	n/a		

Veteran is a charming village in Central Alberta. Come experience small town living just over 1hr East of Stettler, and equal distance south of Wainwright. This property is basically an acreage in town with a double detached garage, (20' x 18') storage shed, and almost 1 acre of yard space backing onto fields to the west. Inside there is loads of potential with a large entryway, and farm style kitchen that flows directly into the living room and bedrooms all on the main floor. This can be a great rental property with positive cashflow, or a solid candidate for completing your next renovation project. The 4pc bathroom is located on the main floor and a large 3rd bedroom can be setup to encompass the entire second level. The basement is unfinished, however functional with the laundry area, and ample storage. Build equity today, and take advantage of this affordable real estate opportunity.