

# \$115,000 - 217 1 Avenue E, Alliance

MLS® #A2073301

## \$115,000

2 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.29 Acres

Alliance, Alliance, Alberta

This home is situated on a large corner lot in Alliance. The home was built in 1919 and is 104 years old. There is an attached double garage, nice sized kitchen, dining and living room on the main floor. There is also a smaller office and 2 pc bathroom on the main floor. Upstairs you will find another office, currently used as a large walk in closet, a 2nd bedroom with no closet, a 4 pc bathroom and then the large primary bedroom, with a 3 pc ensuite and laundry. The yard is AWESOME, it has many trees for added privacy, there is plenty of room to park an RV or have a nice fire with family. Alliance is a small community located in the County of Flagstaff. The home is sold with most of the furnishings, minus the personal items.

Built in 1919

## Essential Information

MLS® #	A2073301
Price	\$115,000
Sold Price	\$100,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,387
Acres	0.29
Year Built	1919



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

### **Community Information**

Address	217 1 Avenue E
Subdivision	Alliance
City	Alliance
County	Flagstaff County
Province	Alberta
Postal Code	T0B 0A0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Lake, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2023
Date Sold	October 25th, 2023
Days on Market	72
Zoning	R
HOA Fees	0.00

**Listing Details**

Listing Office                      Coldwell Banker Battle River Realty

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