

# \$169,000 - 105 1 Avenue E, Arrowwood

MLS® #A2098008

**\$169,000**

5 Bedroom, 1.00 Bathroom, 993 sqft

Residential on 0.28 Acres

NONE, Arrowwood, Alberta

This charming bungalow in the Village of Arrowwood offers a cozy small-town living experience with an attractive price point. Situated on a large corner lot, the property is conveniently located just over 100 km southeast of Calgary, 48 km north of the Town of Vulcan, and approximately 14 km from Aspen Crossing in the Village of Mossleigh. The main level of the house features three bedrooms, providing ample space for a family or guests. The living room, dining room, and kitchen create a comfortable and functional living space. A full bathroom on the main level adds convenience. The partially developed basement includes a laundry area and utility room, offering additional storage and functionality. Two bedrooms in the basement contribute to the overall living space, making this home versatile and accommodating. Note that the windows in the basement bedrooms do not meet the current egress standards. The large driveway adds a practical touch to the property, enhancing accessibility and convenience for parking. Residents of this home will appreciate the proximity to Arrowwood School, which serves students from Grade One to Grade Nine. The convenience of having the school within walking distance adds to the family-friendly appeal of the property. Additionally, essential amenities such as shopping, parks, a medical clinic, and the community centre are just a block or two away, fostering a close-knit community feel. It's important to note that the



age of the house is provided as an estimate by the Village of Arrowwood, and interested buyers may want to inquire for more detailed information. Overall, this property presents an opportunity for those seeking a peaceful and community-oriented lifestyle in a small town setting.

Built in 1965

**Essential Information**

MLS® #	A2098008
Price	\$169,000
Sold Price	\$169,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	993
Acres	0.28
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	105 1 Avenue E
Subdivision	NONE
City	Arrowwood
County	Vulcan County
Province	Alberta
Postal Code	T0L 0B0

**Amenities**

Parking Spaces	6
Parking	Driveway, Gravel Driveway, Off Street

**Interior**

Interior Features	Ceiling Fan(s), Open Floorplan
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Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 15th, 2023
Date Sold	January 19th, 2024
Days on Market	34
Zoning	Residential
HOA Fees	0.00

## Listing Details

Listing Office	MAGNUSON REALTY LTD
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