

\$420,000 - 319 Niblock Street, Bawlf

MLS® #A2103552

\$420,000

5 Bedroom, 3.00 Bathroom, 1,697 sqft

Residential on 0.35 Acres

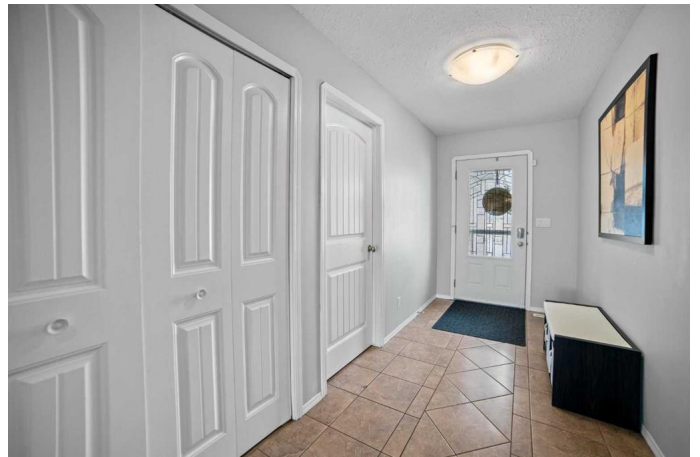
Bawlf, Bawlf, Alberta

In the heart of the charming Village of Bawlf, where tranquility meets convenience, a delightful bungalow awaits its new owners. This inviting home, boasting 1697 square feet of living space, exudes warmth and character from the moment you step inside.

As you enter, a fresh coat of paint sets the tone, complemented by a modern feature wall in the living room. The open floor plan seamlessly connects the living spaces, creating an expansive area perfect for entertaining family and friends. The kitchen, a focal point of the home, has been tastefully updated with custom cabinet doors that close softly, adding a touch of elegance to the space.

On the main level, discover three spacious bedrooms, each offering comfort and serenity. The primary suite, a haven within itself, features a 4-piece en-suite and a walk-in closet, providing a retreat for relaxation. The convenience of main-level laundry adds to the practicality of this charming residence.

Venturing downstairs reveals an oasis for various activities. Whether it's movie nights, games, exercise, or pursuing hobbies, the basement offers ample space for all. Two additional bedrooms and a well-appointed 3-piece bathroom complete the lower level, while large windows flood the space with natural light.



The basement floor, thoughtfully heated, ensures a cozy environment year-round. The insulated and heated garage, a haven for vehicles or tinkering on projects, adds to the appeal of this property. And that's not all – the package includes an adjacent lot to the south, expanding the possibilities for outdoor enjoyment.

Step outside onto the two-tiered deck off the dining room, overlooking the massive backyard. With room for two sheds and a fire pit, the outdoor space is an extension of the welcoming interior. The community's peaceful ambiance is complemented by the presence of a K-12 school, making it an ideal location for families.

For those in need of a home office or den, the possibilities are endless. Additionally, RV owners will find ample parking space, adding to the practicality of this already enticing property on two lots.

Don't miss out on the chance to call this peaceful community home. Just 20 minutes east of Camrose and 10 minutes west of Daysland.

Built in 2010

Essential Information

MLS® #	A2103552
Price	\$420,000
Sold Price	\$410,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,697
Acres	0.35
Year Built	2010

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	319 Niblock Street
Subdivision	Bawlf
City	Bawlf
County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Insulated, RV Access/Parking

Interior

Interior Features	Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2024
Date Sold	February 24th, 2024
Days on Market	24
Zoning	Res
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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