

# \$345,000 - 211 Niblock Street, Bawlf

MLS® #A2199949

**\$345,000**

3 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.28 Acres

Bawlf, Bawlf, Alberta

This meticulously maintained smoke and pet free bungalow offers generous living space with 3 bedrooms, 3 bathrooms, and soaring vaulted ceilings. The spacious primary suite features its own ensuite. The home provides the flexibility of laundry hookups both upstairs and downstairs. A central vacuum system adds to the home's convenience.

The fully finished basement offers abundant storage and additional living space, making it ideal for families or entertaining.

Situated on a beautifully landscaped 100' x 120' lot, the outdoor space is designed for both relaxation and enjoyment. Unwind by the serene pond and waterfall, host gatherings on the expansive deck, or cozy up by the fire pit. The property also includes a 10' x 12' shed and ample parking for an RV and other recreational vehicles.

A heated 22' x 24' garage provides secure parking and a functional workspace.

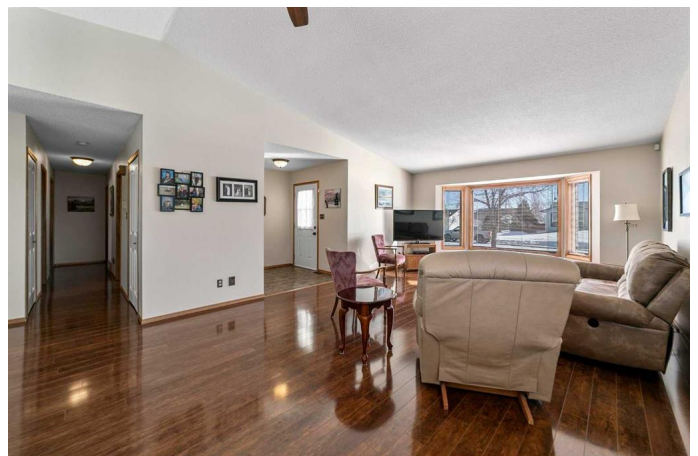
This move-in-ready home is a rare find!

Built in 1991

## Essential Information

MLS® # A2199949

Price \$345,000



|                |             |
|----------------|-------------|
| Sold Price     | \$340,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,324       |
| Acres          | 0.28        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 211 Niblock Street |
| Subdivision | Bawlf              |
| City        | Bawlf              |
| County      | Camrose County     |
| Province    | Alberta            |
| Postal Code | T0B 0J0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Central Vacuum, Vaulted Ceiling(s)                     |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas                                                    |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Fire Pit             |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |

|              |                 |
|--------------|-----------------|
| Construction | See Remarks     |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Date Sold      | June 3rd, 2025  |
| Days on Market | 88              |
| Zoning         | R1              |
| HOA Fees       | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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