

**301 Waterloo Street
Veteran, Alberta**
MLS # A2215438


\$89,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 776 sq.ft. | Age: | 1954 (72 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Dog Run Fenced In, Rectangular Lot | | |

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|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Other, Vinyl | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Other | Zoning: | R-1 |
| Foundation: | Block | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | Furnitures | | |

Welcome to 301 Waterloo Street - a cozy furnished and affordable bungalow situated on a fully fenced corner lot in the quiet Village of Veteran. This 2+1 bedroom home offers practical living with a functional layout, making it ideal for first-time buyers, downsizers, or anyone looking for a peaceful lifestyle in a small-town setting. Step inside to find an eat-in kitchen filled with natural light, perfect for family meals or morning coffee. The home features a full 4-piece bathroom, two main floor bedrooms, and an additional bedroom in the basement for added flexibility. A durable metal roof provides peace of mind for years to come. Enjoy the privacy and space of the good-sized backyard, ideal for gardening, pets, or summer barbecues. The detached single-car garage with a concrete floor offers great storage or workshop potential. Located within walking distance to local amenities and surrounded by prairie charm, this property is a great opportunity to own in a welcoming rural community.