

**109 Main Street,, 57115 Range Road 80
Rochfort Bridge, Alberta**

MLS # A2245389



\$270,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	936 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	7-57-7-W5
Exterior:	Stucco, Wood Frame	Zoning:	UR
Foundation:	Slab, Wood	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Shed

Charming 2-Bedroom Artistic Retreat on Triple Lot , Discover this one-of-a-kind 2 bedroom, 2 bathroom home, offering 936 sq ft of thoughtfully designed living space spread over two levels. The upper floor features warm hardwood floors, while the basement boasts a newly renovated bathroom for added comfort. The combined kitchen and laundry area adds convenience, but what truly sets this home apart are its unique, hand-crafted touches by a talented local artist—making every corner a delightful surprise. Situated on three beautifully landscaped lots, this property is a gardener’s dream with an abundance of flowers, mature trees, and thriving raspberry bushes. A perfect blend of creativity and nature, this is a must-see for anyone looking for a home that stands out from the ordinary.