

**400 Strom Street
Heisler, Alberta**

MLS # A2246760



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,479 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Parking Pad, Single Garage Detached		
Lot Size:	1.24 Acres		
Lot Feat:	City Lot, Corner Lot, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum
Roof:	See Remarks
Basement:	Full
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: Fridge, microwave, Stove, dishwasher, washer, dryer, upright freezer, work benches, and mitre saw (in work shop)

Charming Historic Home on 1.24 Acres – Heisler, AB Discover the perfect blend of history and modern living in this beautifully updated property located on a spacious 1.24-acre corner lot in the peaceful village of Heisler. Once serving as living quarters for the Nuns affiliated with the Grey Nuns hospital, this home carries a unique legacy while offering contemporary comfort and space. Step inside to an inviting open-concept layout, where the updated kitchen flows seamlessly into the living area — perfect for family gatherings and entertaining. The main floor features three generously sized bedrooms, two full bathrooms, and the convenience of main floor laundry. A bonus workshop offers flexible space for hobbies, storage, or future development. French doors open to a private deck overlooking a forested backdrop, creating a serene outdoor retreat. The lower level boasts a fully functional kitchenette, a second living room, two additional bedrooms, another full bathroom, and a one-of-a-kind storage area — ideal for extended family, and guests. Efficiency and comfort are top priority, with three separate furnaces heating different zones of the home, ensuring customizable climate control throughout the year. If you're looking for small-town charm, rich history, and space to grow, this one-of-a-kind property is ready to welcome you home. ?