

**120 Main Street
Michichi, Alberta**

MLS # A2262174

\$239,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	912 sq.ft.	Age:	1949 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, RV Access/Parking		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Low Maintenance Landscape, Pr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: snowblower, lawn mower, weed whipper, yard tools, lawn furniture, ATCO Trailer, CCTV security system with three cameras, 6 dressers, new front door, upper kitchen cabinets, queen mattress x2, queen bed frame, full bed frame in ATCO trailer

Looking for peace and quiet with free reliable internet ? Your search is over. This character home awaits your own personal touch. Situated on four lots, with an option for future development of a dream shop or to build your dream home. Upgraded electrical panel 100 amp service. This property has been lived on and maintained by the same family for more than 50yrs. The well cared for home would love an update, but still boasts its original charm and a solid structure. The authentic hardwood floors have never been sanded and are framed with oak trim. The entire second floor is a primary bedroom oasis. The west facing sunroom is enjoyable all day long, and directly accesses a sunny barbecue patio area. From there an archway takes you to the shaded fire pit area. A gardeners dream will beckon you to the east side of the property providing the opportunity for an abundance of fruits (Nan King Cherry shrubs already established), vegetables, and herbs for you culinary ventures. Take advantage of your opportunity to work from home. Lot 3 has an internet tower with contract in place providing free unlimited high speed internet. This hamlet also has a well established campground/fishing area, playground, and walking path. Some furnishings and yard tools not listed are negotiable. Don't wait book a showing today !