

**103 3rd Avenue  
North Star, Alberta****MLS # A2262344****\$225,000****Division:** NONE**Type:** Residential/House**Style:** Bungalow**Size:** 940 sq.ft. **Age:** 1965 (61 yrs old)**Beds:** 2 **Baths:** 2**Garage:** Double Garage Detached**Lot Size:** 0.57 Acre**Lot Feat:** Back Yard, Front Yard, Private**Heating:** Forced Air**Water:** -**Floors:** Laminate, Linoleum**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full, Partially Finished**LLD:** -**Exterior:** Wood Frame**Zoning:** Residential**Foundation:** Poured Concrete**Utilities:** -**Features:** Open Floorplan, See Remarks**Inclusions:** NA

Great starter home on 2 lots with a double car garage and a 940 sq ft home!!! The 2 lots offer almost 25,000 sq ft of space, the 24 X 30 garage has a concrete pad, insulated powered and heated plus 220 volt panel and the home has 2 bedrooms and 2 bathrooms. There are many shrubs, bushes and trees on the property giving a seclusion and privacy many have sought. The home was renovated in 2011 and gives a custom maple kitchen, newer stainless steel appliance including a gas range plus upgraded flooring and custom window coverings. The deck and gazebo have direct access from the back porch with ease of use for BBQ or functions. There are multiple out buildings, circular drive with 2 access approaches plus located in a quiet low key small town area - the sign is up!! Call today