

**2 2nd Street E
Rosalind, Alberta**
MLS # A2263182

\$220,000



Division:	Rosalind		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1930 (96 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.52 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Priv		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Window Covers, Washer, Dryer, Hot Tub (AS IS), Freezer, Riding Mower, 48" Grass Catcher, Glider Swing, Misc. Yard Tools

Discover this beautifully maintained and completely updated bungalow nestled in the peaceful village of Rosalind. This welcoming home offers a blend of vintage character and modern upgrades, perfect for those seeking comfort and convenience. Spacious & Renovated: This home features 2 bedrooms and 1.5 bathrooms, with extensive updates including new windows, siding, flooring (vinyl plank and linoleum), and a newly renovated kitchen and bathrooms. Expansive walk-in shower with a side soaker tub for lounging. Bright & Inviting Living Space: The entire main floor was torn down to the studs and a newer living room addition was added to the house in the last 10 years. Fresh insulation (including blown-in R50 in the attic) and a cozy gas fireplace with two-way functionality. The primary bedroom boasts a spacious closet, an en-suite toilet and sink, and an included built-in safe for added security. The property includes three lots & over half an acre of land on this 180 x 125 plot, a front and rear deck, a garden area, and a hot tub for outdoor relaxing options. Equipped with solar panels installed by Solar Harvest and a 30-amp RV hookup for versatile utility. Roof is approximately 10 years old. Garage with workshop and adjacent storage. A unique opportunity to own a piece of Rosalind's history with modern comforts. Whether you're looking for a full-time residence or a weekend retreat, this property has much to offer!