

**305 2 Street E  
Foremost, Alberta**

**MLS # A2264352**

**\$265,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport, Driveway, Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Lawn, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** all remaining pieces of furniture and appliances, up and down will be staying with the house: two desks, bedroom suite (downstairs) deepfreezes, second fridge downstairs,

This solid 1979 bungalow sits on a generous 85 x 88 lot and offers endless opportunity to those looking to add their personal touch. Located in the Village of Foremost, this home has an excellent layout, updated pvc windows and provides a fantastic foundation for renovation or modernization. The main floor features three bedrooms, 1 1/2 baths, a spacious living room, a large kitchen/dining area - perfect for family gatherings or entertaining and YES, it has main floor laundry! The full basement is currently unfinished, giving the new owner a blank canvas to create additional living space to suit their needs. Outdoors, enjoy peaceful prairie and coulee views from the covered patio area in the back of the property, offering a true sense of space and tranquility. There's plenty of parking and storage with both a large carport and a single detached garage. In addition, the adjacent lot to the south includes an older home that's been converted into a garage/workshop - an ideal space for projects, storage or the possible potential to develop an in-law suite. If you're seeking a property with solid structure, generous space and plenty of potential in a friendly small-town setting, this is one you don't want to miss.