

**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.