

**110 1 Avenue E  
Craigmyle, Alberta****MLS # A2266669****\$74,900**

|                  |  |               |   |
|------------------|--|---------------|---|
| <b>Division:</b> | NONE   |               |   |
| <b>Type:</b>     | Residential/House                              |               |   |
| <b>Style:</b>    | Bungalow                                       |               |   |
| <b>Size:</b>     | 1,035 sq.ft.                                   | <b>Age:</b>   | - |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1 |
| <b>Garage:</b>   | Alley Access, Off Street                       |               |   |
| <b>Lot Size:</b> | 0.14 Acre                                      |               |   |
| <b>Lot Feat:</b> | Front Yard, Landscaped, Level, Rectangular Lot |               |   |

**Heating:** Forced Air, Natural Gas**Floors:** Hardwood, Linoleum**Roof:** Metal, Shingle**Basement:** Full, Unfinished**Exterior:** Stucco**Foundation:** Poured Concrete, Wood**Features:** Open Floorplan**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1**Utilities:** -**Inclusions:** N/A

The sky truly is the limit with this remarkable property in Craigmyle, Alberta. Steeped in history, it once served as the local Masonic Lodge until 1992 and later became a popular nautical-themed cafe, giving it a unique charm and story all its own. Now zoned residential, it's ready for someone with vision to transform it into an extraordinary living space. This unique building has over 1000 sq ft of wide open space with beautiful high ceilings! The 2 pc bathroom has plenty of space for a shower/tub. The utilities are already on the property and just need to be reconnected. While the furnace and hot water tank will need replacing, this only adds to the opportunity to modernize and customize the space to your taste. Whether you imagine a spacious family home, a creative live-work studio, or a distinctive retreat, this building offers a rare chance to bring new life to a piece of Craigmyle's history and make it entirely your own.