

**8 Railway Avenue E  
Schuler, Alberta**
**MLS # A2274402**
**\$79,998**

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** 9-16-1-W4

**Exterior:** Vinyl Siding

**Zoning:** HR, Hamlet Residential

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Jetted Tub, Sump Pump(s)

**Inclusions:** window coverings, tv mall mounts, shed

Welcome to this cozy bungalow nestled in the quiet town of Schuler. This well-kept home features 1 bedroom and a 4-piece bathroom complete with a relaxing jetted tub. A versatile bonus room can serve as an office or easily be converted into a second bedroom. The open-concept layout connects the kitchen, dining area, and living room, creating a bright and inviting space perfect for spending quality time with family and friends. Garden doors off the living room lead to a raised front deck—an ideal spot to enjoy peaceful views and unwind. A raised patio in the back offers another great place to relax outdoors. The property also includes an 18'5" x 16'5" shed, providing plenty of storage, and a small fenced backyard that's perfect for children or pets to play safely. A charming home in a tranquil setting—perfect for those seeking comfort and quiet.

Recent updates include

new shingles and upgraded electrical panel.