

**8 Railway Avenue E  
Schuler, Alberta**

**MLS # A2274402**



**\$79,998**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	1941 (85 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	9-16-1-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	HR, Hamlet Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.

Resent updates include new shingles and upgraded electrical panel.