

**117 3 Avenue NE
Delia, Alberta****MLS # A2279318****\$190,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home		

Inclusions: Fridge, Stove, Range Hood, Washer, Dryer, Window Coverings, Shed, Central Vacuum

LOOKING FOR A WELL KEPT, AFFORDABLE HOME? This one will check off all the boxes! This is a 4 bedroom, 2 bathroom home in the charming town of Delia. The home has a great layout for retirees or families alike. The kitchen/dining room is bright and well laid out. Relax in the spacious living room. There are three bedrooms and a full bathroom upstairs. The lower level is mostly complete, just waiting for your finishing touches. There is a fourth bedroom and second bathroom down , as well as a spacious family room. There is room to make an office or den or storage space as well. There is a large deck in the back for those summer barbecues. The yard allows for off street parking and plenty of room for lawn or gardens. The location is close to the amenities of main street Delia,. Immediate possession is available.