

**115 Niblock Street
Bawlf, Alberta**

MLS # A2280687



\$157,999

Division:	Bawlf		
Type:	Residential/House		
Style:	Bungalow		
Size:	486 sq.ft.	Age:	1931 (95 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Open Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, Separate Entrance		

Inclusions: NA

Presenting a fantastic opportunity to own a fully renovated home on a rare 50' x 120' corner lot. Ideal for those looking to downsize, enter the market, or invest in a cash-flowing property. This home has been carefully renovated from the ground up, offering peace of mind with ALL NEW plumbing, electrical, windows, and a brand NEW ROOF, along with a complete interior transformation. The expansive corner lot provides abundant green space and sunlight, leading to a sunny backyard with plenty of space for entertaining, relaxing, or hosting summer gatherings. The property also features a single oversized garage, ideal for vehicles, tools, or a workshop setup, along with an additional shed for extra storage and a fire pit to enjoy evenings outdoors. The lot is well-suited for storing a boat or trailer. Inside, the home features new flooring, doors, knockdown ceilings, and modern plumbing and electrical fixtures throughout. The open-concept layout highlights a fully updated kitchen with new cabinets and appliances, seamlessly opening into a bright living room filled with natural light from the west-facing exposure. Just off the main living space, you'll find a spacious bedroom with a large window, as well as a stylish, eye catching updated bathroom complete with a modern stand up shower. Downstairs, the basement offers plenty of storage space and includes a BRAND NEW FURNANCE and HOT WATER TANK. A truly turnkey property offering indoor comfort, outdoor space, and exceptional functionality move in and enjoy. Call your favourite today for a viewing, this won't last long!!