

**100 Balaclava Street  
Veteran, Alberta**

**MLS # A2282340**



**\$225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway, Gravel Driveway, Heated Garage, Off St		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** n/a

Renovated 4 bedroom home + heated double garage in the quiet village of Veteran! What a fantastic property, at an affordable price. This home has been substantially upgraded over the last year, including all new exterior, privacy fence, flooring, fixtures and more! The property is three full lots, totaling almost a 1/2 acre of yard space, RV parking, & room for major family gatherings. Inside there are 3 spacious bedrooms on the main floor, and 1 full bathroom. You can see the care that went into maintaining this home and minimal work is necessary after moving in. The kitchen is spotless with updated appliance package, and beautiful cabinetry. The lower level is complete with an additional bedroom, wide open family room, and over 300sqft of prime storage space. The utilities have been upgraded, and a new furnace/ hot water tank will give peace of mind to any potential buyer.