

**10006 100 Street
Nampa, Alberta**

MLS # A2150708



\$274,900

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,671 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water		
Inclusions:	N/A		

Classic charm yet modern conveniences! Walk through the door and be amazed at how well the original 1930's refinished hardwood floors blend seamlessly with the fresh, bright kitchen. This is the focal point of this fantastic, cozy home and it opens wide to the living room and dining room. With everything all in one space, you can host the largest of gatherings and keep the ones you love most close by. Super high ceilings add to the overall feeling of space and allow for extra tall cabinetry to give you extra storage. The island is oversized and there is also a handy pantry. Down the hall you will find three bedrooms and two bathrooms. The primary suite is extra roomy and has a gorgeous ensuite and huge walk-in closet. The other two bedrooms are also very large and the main floor bath is fresh and bright. Rounding out the rest of the first level is the very conveniently located main floor laundry that is just off the kitchen. There is a basement with ICF foundation under the newer part of the house, which was built in 2020. Although this space is currently unfinished, there is plenty of room for storage, another family room or media room and there is another bathroom roughed in and ready for finishing. All of the mechanical bits like furnace, electrical, plumbing and on demand hot water heater were updated when the house was built in 2020 and extras like air conditioning make life so much more comfortable here! There is a backyard with 10x10 shed and back alley access making it easy to add extra parking if necessary. Finally, you will find that your money goes so much further here and taxes in Nampa are very affordable. There is a school, motel, grocery store, day care, gas station and more in this quiet community so you are not sacrificing any of the conveniences you are looking for but the value story here is so strong making it an easy choice! Full of history and heritage but all

fully updated and modern. This unique home is a must see so call today to book your private viewing!