

# \$151,500 - 176 1 Avenue W, Tilley

MLS® #A2157823

## \$151,500

2 Bedroom, 1.00 Bathroom, 1,045 sqft

Residential on 0.14 Acres

NONE, Tilley, Alberta

Discover the perfect blend of comfort and convenience in this delightful 2-bedroom, 1-bathroom bungalow in Tilley, Alberta. With key updates including a new high-efficiency furnace (2018), water heater (2018), metal roof (2019), and updated windows (2018), this home is move-in ready and designed for modern living. Enjoy the expansive 50x120 yard, complete with an 8x10 shed for extra storage and a covered 8x18 deck, ideal for relaxing or entertaining.

Located just steps away from local amenities like the arena, curling rink, community hall, and parks, this property offers easy access to recreational activities and community events.

Donâ€™t miss out on this well-maintained home in a vibrant and friendly neighborhood!

Set up a showing today!



## Essential Information

MLS® #	A2157823
Price	\$151,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,045
Acres	0.14
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
--------	--------

## Community Information

Address	176 1 Avenue W
Subdivision	NONE
City	Tilley
County	Newell, County of
Province	Alberta
Postal Code	T0J3K0

## Amenities

Parking Spaces	4
Parking	Off Street

## Interior

Interior Features	Closet Organizers, Vinyl Windows, Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Storage
Lot Description	Back Yard
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2024
Days on Market	263
Zoning	Urban

## Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.