

# \$149,000 - 10110 100 Avenue, Nampa

MLS® #A2190424

**\$149,000**

3 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.14 Acres

Northern Sunrise County, Nampa, Alberta

Just a cozy little home in Nampa. 800+ sq ft of solid built warmth and comfort. The entry was renovated in 2023. Along with new flooring, it is lined with wainscoting, giving instant character to the home. The living room has plenty of space for furniture placement, featuring a large south facing window which your plants will love. This space blends into the dining/kitchen area, with again, a big cheerful window to brighten your dining area. The kitchen is compact and efficient, featuring a lovely barn wood wall. The basement includes a family room, a 4 pc bathroom, bedroom and laundry room; all renovated within the last few years with new flooring and updated bathroom. Plus there has been weeping tile installed and the town has provided new town services. There is a side deck that overlooks the fenced back yard, with a small gazebo. This lot offers plenty of room to build a future garage. Located close to the Arena, Drop in Centre and St Charles Parish. Nothing fancy, just an affordable, solid built home in a great location to call home. Absolutely worth a look!

Built in 1960

## Essential Information

MLS® # A2190424

Price \$149,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10110 100 Avenue
Subdivision	Northern Sunrise County
City	Nampa
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H2R0

### Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Wood Windows, Storage
Appliances	Gas Stove, Microwave, Refrigerator, Gas Water Heater, Microwave Hood Fan, Portable Dishwasher, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private, Gazebo, Landscaped, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 27th, 2025
Days on Market	144
Zoning	R

## **Listing Details**

Listing Office	Royal LePage Valley Realty
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