

# \$94,000 - 218 1 Avenue E, Alliance

MLS® #A2207065

**\$94,000**

1 Bedroom, 1.00 Bathroom, 901 sqft

Residential on 0.14 Acres

NONE, Alliance, Alberta

COMPLETELY RENOVATED. 1 bedroom, 1 bathroom house that has just been updated in Alliance.

New roof, New siding, New high efficiency Furnace, New 100A Service and Panel, New Gas line and meter, New Hot Water tank, New Windows, New Doors, New flooring, New fixtures, New Paint!

Updated Cupboards, updated Appliances ( including dishwasher ), Granite countertops, updated plumbing Upgraded large bathroom tub and shower ( double shower heads for showering together ).

Welcome to peaceful small town living with a nice lot and sweet apple tree in in the large yard. Single garage included, but would need renovations to be usable. House had extra rigid insulation added when siding and roof were done. With new windows, doors and a brand new high efficiency furnace, monthly utilities will be very low. The house is an open plan with lots of windows providing a bright atmosphere.



## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2207065 |
| Price          | \$94,000 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 901      |

|          |                   |
|----------|-------------------|
| Acres    | 0.14              |
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 218 1 Avenue E   |
| Subdivision | NONE             |
| City        | Alliance         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B0A0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Vinyl Windows, Sump Pump(s)                          |
| Appliances        | Dishwasher, Refrigerator, Electric Stove, Range Hood |
| Heating           | Forced Air, Natural Gas, High Efficiency             |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished                                  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Rain Gutters  |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Level |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Siding   |
| Foundation        | Brick/Mortar  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 117             |
| Zoning         | R1              |

### Listing Details

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