

# \$99,000 - 218 1 Avenue E, Alliance

MLS® #A2207065

**\$99,000**

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	\$99,000
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	Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
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, Front Yard, Fruit Trees/Shrub(s), Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Brick/Mortar

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	10
Zoning	R1

### **Listing Details**

Listing Office

Sutton Landmark Realty

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