

607 Railway Ave Avenue  
Bawlf, Alberta

MLS # A2166247



## \$290,000

<b>Division:</b>	Bawlf		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Cedar, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Laminate Counters		

**Inclusions:** Playhouse and playset

A charming blend of history and contemporary style, this home was a Permanent Married Quarters (PMQ) house from the Cold Lake military base that was moved on to an ICF basement in Bawlf where it saw significant upgrades. Very convenient option as both the main floor and basement have laundry hookups, and primary bedroom is situated on the main floor. Located across from the campground, playground, baseball diamonds, and fish pond, this is an ideal location for a growing family. Bawlf also features a K-12 school built in 2014. You will enjoy beautiful prairie views from the front verandah and the mature trees, complete with Honeyberry (Haskap) and raspberry bushes. This home is situated on two lots and features a 20x22 double heated garage plus plenty of room for parking.