



119 3rd Avenue W, Alliance, Alberta - \$499,000



Main Photo

Property Description

Welcome to this exceptional property located in the charming village of Alliance, AB. If you're seeking a quiet, peaceful, and welcoming community to call home, this is the perfect place. Set on a spacious one-acre lot within the village, this 3-bedroom, 2-bathroom home offers both comfort and versatility. The fully fenced yard is designed for low-maintenance living, featuring a mix of gravel, paved areas, and lawn. A massive 64' x 64' shop with electrical service and a gravel floor offers endless possibilities—ideal for hobbies, storage, or even a home-based business.

Inside the home, you'll find a functional layout with main floor laundry, a generous living room complete with a cozy wood-burning fireplace, a separate dining area or office space, and a well-appointed kitchen with ample cabinetry and counter space. The primary bedroom and a 4-piece bathroom are also conveniently located on the main level. Upstairs, a charming loft-style nook overlooks the living room—perfect for reading or relaxing. Two additional bedrooms and another full 4-piece bathroom

complete the upper floor. Additional features include an efficient inverter air conditioning unit, an attached heated garage with an exhaust fan and extractor hood, and plenty of space inside and out to make this property your own.

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