

# \$345,000 - 211 Niblock Street, Bawlf

MLS® #A2199949

**\$345,000**

3 Bedroom, 3.00 Bathroom, 1,324 sqft  
Residential on 0.28 Acres

Bawlf, Bawlf, Alberta

This meticulously maintained smoke and pet free bungalow offers generous living space with 3 bedrooms, 3 bathrooms, and soaring vaulted ceilings. The spacious primary suite features its own ensuite. The home provides the flexibility of laundry hookups both upstairs and downstairs. A central vacuum system adds to the home's convenience.

The fully finished basement offers abundant storage and additional living space, making it ideal for families or entertaining.

Situated on a beautifully landscaped 100' x 120' lot, the outdoor space is designed for both relaxation and enjoyment. Unwind by the serene pond and waterfall, host gatherings on the expansive deck, or cozy up by the fire pit. The property also includes a 10' x 12' shed and ample parking for an RV and other recreational vehicles.

A heated 22' x 24' garage provides secure parking and a functional workspace.

This move-in-ready home is a rare find!

Built in 1991

## Essential Information

MLS® #                   A2199949

Price                     \$345,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,324
Acres	0.28
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	211 Niblock Street
Subdivision	Bawlf
City	Bawlf
County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	45
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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