

**10028 102 Avenue Avenue
Hythe, Alberta**

MLS # A2208365



\$122,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Many Trees, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Other, See Remarks, Shared Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Perimeter Wall, See Remarks	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry		

Inclusions: electirc fireplace fridge in pantry

This is an older home with an addition and an attached garage. Nicely sheltered in the front, the large lot is close to all amenities. Home has been well maintained with some of the most recent improvements. Re-shingled in 2022, eaves troughing in 2023, new hot water tank 2024 and taps with a new sink in 2025. The furnace was inspected in 2024. The home has 3 bedrooms and one bathroom. Kitchen has spacious wood cabinets, a pantry room with an extra fridge and electric fireplace in living room. The garage is accessible from the back alley and has 2 garage door openers. Garage door is 8' high x 18' wide, has a gravel floor and plenty of storage space. The home is set on a concrete grade beam with a cellar below. The furnace, hot water tank and pressure system are in the cellar which has wood floor and wood walls. If you are looking for a starter home or a rented property this may be the one for you.