

# \$130,000 - 96 2 Avenue W, Tilley

MLS® #A2207751

**\$130,000**

3 Bedroom, 2.00 Bathroom, 1,444 sqft  
Residential on 0.15 Acres

NONE, Tilley, Alberta

This spacious 1,443 sq ft bungalow offers fantastic potential for those looking to put their personal touch on a home in the peaceful community of Tilley, Alberta. Nestled on a massive corner lot, this 3-bedroom, 2-bathroom property boasts plenty of space for both indoor and outdoor living. Whether you're a first-time homebuyer or looking for your next project, this home is a diamond in the rough and offers an incredible opportunity at a great price.

The home features a functional layout with generous room sizes throughout, including a bright and airy living area, a large kitchen, and ample storage. With three comfortable bedrooms and two bathrooms, there's plenty of room for a growing family or guests. The property itself sits on a sizable corner lot, offering a huge backyard with tons of potential for gardening, outdoor activities, or even expansion.

Although the home requires some TLC and updates, the solid foundation and layout provide a great starting point for renovation. With a little vision and some work, this bungalow could easily be transformed into your dream home.

Located in the quiet, friendly town of Tilley, you'll enjoy a rural setting with easy access to all necessary amenities and the nearby highway. The community offers a peaceful lifestyle, making it a perfect place to call home.

Don't miss out on this fantastic opportunity



to own a home with incredible potential at a great price. With the right renovations, this bungalow can be a true gem!

Be sure to check out the virtual tour

Built in 1959

### **Essential Information**

MLS® #	A2207751
Price	\$130,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,444
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	96 2 Avenue W
Subdivision	NONE
City	Tilley
County	Newell, County of
Province	Alberta
Postal Code	T0J 3K0

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Beamed Ceilings, Skylight(s)
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	8
Zoning	HR

### **Listing Details**

Listing Office	RE/MAX Key
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