

# \$225,000 - 404 Sanden Street, Bawlf

MLS® #A2241968

**\$225,000**

3 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.14 Acres

Bawlf, Bawlf, Alberta

Welcome to the Village of Bawlf! This cozy 998 sq. ft., 1.5-storey home offers 3 bedrooms and 2 bathrooms and is bursting with charm and modern updates. With numerous upgrades completed in 2024, this home is move-in ready and absolutely Pinterest-perfect! Step inside to find a freshly painted main floor that exudes warmth and character. Enjoy peace of mind with a brand-new furnace and several new windows, adding both efficiency and comfort. Situated on a fully fenced, spacious lot, there's plenty of room for summer barbecues, outdoor gatherings, or simply relaxing in your private backyard oasis. Located in a quaint and welcoming community, Bawlf boasts an outstanding K-12 school and is just a short 15-minute drive to Camrose making it ideal for families or commuters. Whether you're a first-time buyer or looking to downsize, this delightful home is a perfect place to start your next chapter. Don't miss your chance to own this gem!

Built in 1953

## Essential Information

MLS® #	A2241968
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	998



Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	404 Sanden Street
Subdivision	Bawlf
City	Bawlf
County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Closet Organizers, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office                      RE/MAX Real Estate (Edmonton) Ltd.

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