

# \$132,500 - 315 & 317 Macrae Street, Bawlf

MLS® #A2215882

## \$132,500

2 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.28 Acres

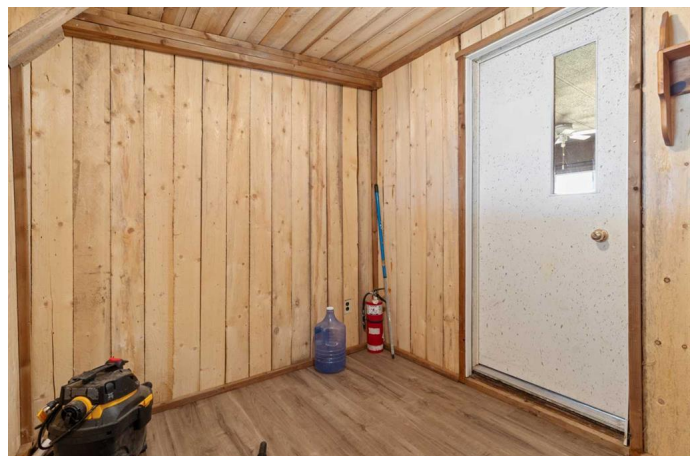
Bawlf, Bawlf, Alberta

Affordability in Bawlf! This two bedroom, one bath home located 2 blocks away from Bawlf School is situated on two lots with plenty of space for to play or even develop! As you walk up to the home you'll notice the spacious 24 x 21 garage with plenty of power outlets for the tinkerer in the family. Inside the home you'll find a spacious living room with a wood burning stove and a kitchen with plenty of cupboards and space to work in. This 1975 mobile also features two bedrooms and a dedicated laundry room. Outside you'll find lots of space and storage on this double lot including a cinder block shed behind the home and a medium sized shed that currently formerly had gas and power connected to it. With lots of space and a solid home, this could be the perfect starter property in the wonderful village of Bawlf.

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215882  |
| Price          | \$132,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 896       |
| Acres          | 0.28      |
| Year Built     | 1975      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 315 & 317 Macrae Street |
| Subdivision | Bawlf                   |
| City        | Bawlf                   |
| County      | Camrose County          |
| Province    | Alberta                 |
| Postal Code | T0B 0J0                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan         |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Forced Air                             |
| Cooling           | None                                   |
| Fireplace         | Yes                                    |
| # of Fireplaces   | 1                                      |
| Fireplaces        | Glass Doors, Living Room, Wood Burning |
| Basement          | None                                   |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Back Yard, Cleared, Lawn, Rectangular Lot |
| Roof              | Metal                                     |
| Construction      | Metal Frame                               |
| Foundation        | Piling(s)                                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 93            |
| Zoning         | R             |

**Listing Details**

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

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