

# \$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

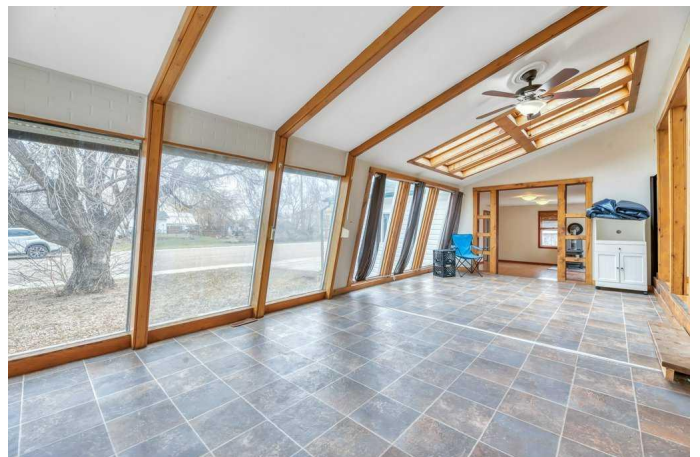
This spacious 1,443 sq ft bungalow offers fantastic potential for those looking to put their personal touch on a home in the peaceful community of Tilley, Alberta. Nestled on a massive corner lot, this 3-bedroom, 2-bathroom property boasts plenty of space for both indoor and outdoor living. Whether you're 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), Skylight(s), Beamed Ceilings
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	41
Zoning	HR

## Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.