

# \$200,000 - 140 2 Street S, Lomond

MLS® #A2171322

**\$200,000**

3 Bedroom, 2.00 Bathroom, 1,197 sqft  
Residential on 0.21 Acres

NONE, Lomond, Alberta

**\*\*Affordable Small Town Living\*\***

This charming split-level home features three bedrooms and one and a half bathrooms. The massive living room boasts a lovely picture window that overlooks the street. The undeveloped basement holds great potential for adding three more bedrooms.

The home includes PVC windows, vinyl siding, and updated electrical wiring from 2010. Additionally, the hot water tank was updated two years ago, and vinyl plank flooring has been installed throughout. There is ample storage space available in the basement.

The large yard is fully fenced, providing privacy and space for outdoor activities. A single detached garage is included with the property, along with two small sheds for additional storage.

Lomond offers a variety of amenities, including a gas station, grocery store, restaurant, hardware store, and a school that serves students from kindergarten to grade 12. Vulcan is just a 30-minute drive away and features a hospital, while Lethbridge is only an hour's drive from the home.

Contact your favorite REALTOR® today to schedule a showing!

Built in 1950



## Essential Information

MLS® #	A2171322
Price	\$200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,197
Acres	0.21
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	140 2 Street S
Subdivision	NONE
City	Lomond
County	Vulcan County
Province	Alberta
Postal Code	T0L 1G0

## Amenities

Parking Spaces	2
Parking	Gravel Driveway, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Brush, Corner Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Poured Concrete, Combination

### **Additional Information**

Date Listed	October 8th, 2024
Days on Market	183
Zoning	RES

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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