

# \$305,000 - 244 1st Street, Shaughnessy

MLS® #A2214725

**\$305,000**

4 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.24 Acres

NONE, Shaughnessy, Alberta

Welcome to 244 1st street a 4-bedroom, 2-bathroom bungalow located on a serene and quiet street in Shaughnessy. The main floor boasts spacious living areas, including a bright living room and a well-appointed kitchen, ideal for family gatherings or entertaining. The fully redone basement provides additional living space, featuring a large rec room, two bedrooms, and a stylishly updated full bathroom. Enjoy the benefits of newer windows that allow plenty of natural light to flood the home, creating a welcoming atmosphere in every room. With its quiet location, modern updates, and affordable price, this home presents a fantastic opportunity in Shaughnessy. Don't miss out – book your showing today!

## Essential Information

MLS® #	A2214725
Price	\$305,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	996
Acres	0.24
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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### Community Information

Address	244 1st Street
Subdivision	NONE
City	Shaughnessy
County	Lethbridge County
Province	Alberta
Postal Code	T0K 2A0

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Block

### Additional Information

Date Listed	April 24th, 2025
Days on Market	3
Zoning	R

### Listing Details

Listing Office	Grassroots Realty Group
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