

# \$55,000 - 115 Niblock Street, Bawlf

MLS® #A2255254

**\$55,000**

1 Bedroom, 1.00 Bathroom, 477 sqft

Residential on 0.14 Acres

Bawlf, Bawlf, Alberta

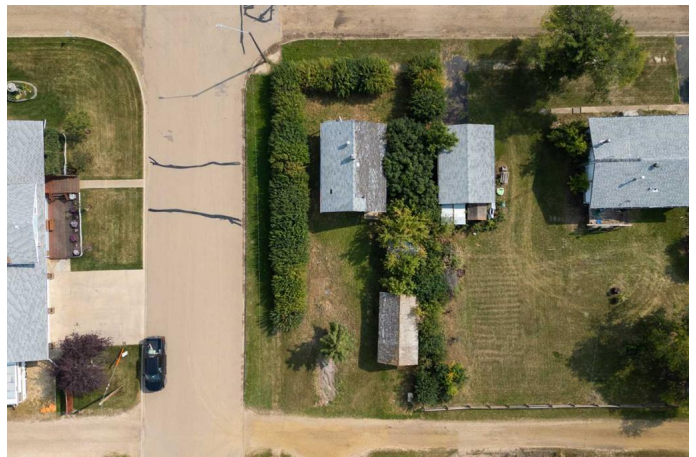
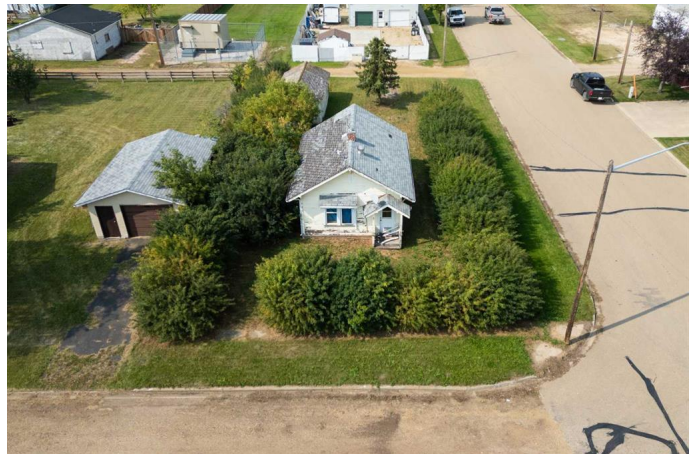
If you're looking for a project or you're wanting a clean slate to start anew, this corner lot in Bawlf may be perfect for you. A 477 square foot house currently sits on this lot that features one bed and one bath along with a 12x22 garage. The home requires substantial work (interior photos available upon request) but could once again become a great place to live. On the other hand, this corner lot only a block from main street could be ideal for a brand new home! The village of Bawlf boasts one of the top schools in the province, is near lots of great out door activities and is only a 17 minute drive from Camrose.

Built in 1931

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255254    |
| Price          | \$55,000    |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 477         |
| Acres          | 0.14        |
| Year Built     | 1931        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 115 Niblock Street |
| Subdivision | Bawlf              |
| City        | Bawlf              |
| County      | Camrose County     |
| Province    | Alberta            |
| Postal Code | T0B 0J0            |

### Amenities

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

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | None        |
| Heating           | Forced Air  |
| Cooling           | None        |
| Basement          | None        |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Back Lane, Corner Lot   |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | See Remarks             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 1                   |
| Zoning         | R                   |

### Listing Details

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

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