

# \$189,000 - 324 2nd Street, Shaughnessy

MLS® #A2237485

**\$189,000**

4 Bedroom, 2.00 Bathroom, 1,299 sqft

Residential on 0.14 Acres

NONE, Shaughnessy, Alberta

Value and potential is abundant with this unique 1 & 1/2 storey Shaughnessy property. The owner lives in the front portion which has 2 bedrooms, kitchen and 3 piece bath, while a family friend lives in the back portion, with its own kitchen, laundry, 4 piece bathroom and two smaller bedrooms up. The main floor is about 950 sq ft, with the 2nd storey measuring roughly 350 sq ft. Lots of off street parking front and back along with an awesome double detached rear garage measuring 26' x 30'. The garage is heated, insulated with concrete floors, overhead door, 220 power and a mezzanine for additional storage. The home could use a bit of love, so bring your elbow grease and some imagination!

Built in 1930

## Essential Information

MLS® #	A2237485
Price	\$189,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,299
Acres	0.14
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	2 Storey Split



Status	Active
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## Community Information

Address	324 2nd Street
Subdivision	NONE
City	Shaughnessy
County	Lethbridge County
Province	Alberta
Postal Code	T0K 2A0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	See Remarks

## Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	Residential

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)
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