



**GRASSROOTS**  
REALTY GROUP

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**4 50 Avenue**  
**Bluffton, Alberta**

**MLS # A2239373**



**\$250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	UR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** White cabinet in flex area

Nestled in the heart of Bluffton, this delightful 3-bedroom, 3-bathroom bungalow offers peaceful, single-level living on a generous 0.27-acre lot. With 1,458 square feet of thoughtfully designed space, this home combines comfort, practicality, and natural beauty—making it a perfect fit for snowbirds, families, or singles alike. The fully landscaped yard is a true highlight, featuring mature trees, including a productive Saskatoon tree, and a large garden ready for your green thumb. The expansive lot provides privacy, shade, and ample room to enjoy outdoor living. Built on 4' ICF block walls, the home includes a crawl space that offers additional storage. Inside, you'll find a welcoming layout with well-sized bedrooms and plenty of space for everyday living and entertaining. Practical features include a private well and connection to the municipal sewage system—at an incredibly low cost of just \$64 per year. For those who need extra workspace or storage, the 16' x 24' garage with a wood floor could serve as a handyman's dream workshop. An additional 12' x 16' shed and ample parking complete the package. Located in one of the most affordable areas in Alberta, Bluffton offers the advantage of lower property taxes and a welcoming community atmosphere. Don't miss this rare opportunity to own a beautifully maintained home on a large lot, where affordability meets quality living.