



GRASSROOTS
REALTY GROUP

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409 1 Avenue S
Coutts, Alberta

MLS # A2263925



\$220,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,034 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Metal
Basement:	None
Exterior:	Brick, Wood Siding
Foundation:	Slab
Features:	Closet Organizers, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, desks in family room/bedroom, pellet stove in front sunroom, pellets, kitchen table (not the chairs), garage door opener, window coverings, portable closet in family room/bedroom.

This spacious 4 bedroom, 2.5 bathroom home offers over 2,000 sq. ft. of comfortable living space and plenty of great features. While the roof isn't brand new, it has been upgraded with foam insulation under the cap and new screws. Major mechanicals were replaced in 2021, including the hot water tank, furnace, and AC unit. Inside, you'll find a massive family room, a large kitchen with a welcoming dining area, and not just one but two sunrooms. The front sunroom includes a pellet stove (ready for installation) to keep it warm and cozy during the colder months. The property also includes a heated double garage equipped with two heaters, one overhead and one wall-mounted, as well as a separate heated office or storage space. The fully fenced yard offers convenient back alley access, adding both privacy and practicality.