



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**409 1 Avenue S  
Coutts, Alberta**

**MLS # A2274806**



**\$216,000**

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

|                    |                                    |
|--------------------|------------------------------------|
| <b>Heating:</b>    | Forced Air                         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum     |
| <b>Roof:</b>       | Asphalt                            |
| <b>Basement:</b>   | None                               |
| <b>Exterior:</b>   | Brick, Wood Siding                 |
| <b>Foundation:</b> | Slab                               |
| <b>Features:</b>   | Closet Organizers, Pantry, Storage |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, desks in family room/bedroom, pellet stove in front sunroom, pellets, kitchen table (not the chairs), 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.