



**233059E TWP RD 45**  
**Spring Coulee, Alberta**

**MLS # A2286914**

**\$215,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	1.54 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Rectangular Lot		

<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>	Partial	<b>LLD:</b>	28-4-23-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s)		

**Inclusions:** None

Located in Spring Coulee within Cardston County, this charming 1947 home sits on one and a half acres, offering space, privacy, and small town living with room to grow. With the locals favourite hot spot, Wally's beach just 10 minutes away and St. Mary's reservoir just a 6 minute drive, you'll wish an opportunity like this came a long time ago! The home features approximately 1075 sq. ft., 2 bedrooms plus a flex room or 3rd bedroom, a full bath with jetted tub, and a partial basement ready for your ideas. You will love the stunning views in the daytime and starry summer nights from the perfectly appointed front deck. Major updates include a high-efficiency furnace (2020) ready for A/C option, hot water tank (2020), new roof and gutters, and an updated electrical panel (100+ amp). Set up for hobby farm living, you'll appreciate the horse shelter, goat shelter, large workshop, hen house, 10x12 greenhouse, raised garden beds, large garden space, fruit trees, perennials, fire pit out back and more! Connected to town water, plus septic tank and field, you get to enjoy the perks of rural living without the stress of rationing water! The lot directly behind the home is subdivided providing additional flexibility and future potential. With solid bones and endless opportunity, this acreage is ready for someone to make it their own. Call your favourite REALTOR® today to view!