



405 1 Avenue  
Coutts, Alberta

MLS # A2301909



**\$174,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Wood

**Features:** Laminate Counters, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Doublewide mobile home with it's own land is everything you're looking for and more! 1500 sqft +bungalow including an enclosed sunroom with a beautiful view of the Alberta Prairies! 3 bedrooms, possible 4th small bedroom, or a bright sunny office, renovated 4 pce bath, and a 2pc ensuite. The kitchen has updated cupboards, and a custom pantry, laminate flooring, PVC windows and a high efficiency furnace. Oversized, detached garage that is 22' X 26' features an additional bedroom /mancave. Located directly across from playground and spray park. Snowbird special for who want to be 5 minutes of the US border, or for anyone who wants to escape the hustle and bustle of the city, and simply enjoy the peaceful town of Coutts. Call your Realtor today!!