



GRASSROOTS
REALTY GROUP

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

**403 1 Avenue S
Coutts, Alberta**

MLS # A2212473



\$274,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	957 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Fridge, stove, b/i dishwasher, w/coverings

Great 4 bedroom, 2 bathroom home located in the quiet community of Coutts at the US/Canada border crossing. Home has been recently refreshed, has fully developed walk-out basement, large fenced yard, 28x32 detached garage, and rv parking. Located across from park and playground.