## 39 Rydberg Street
## Hughenden, Alberta

**MLS # A2240493**



# $69,900

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| **Division:** | Hughenden |
| **Type:** | Residential/House |
| **Style:** | Bungalow |

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| **Size:** | 802 sq.ft. | **Age:** | 1960 (66 yrs old) |
| **Beds:** | 2 | **Baths:** | 1 |

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| **Garage:** | Off Street |
| **Lot Size:** | 0.12 Acre |
| **Lot Feat:** | Back Lane, Back Yard, Front Yard, Lawn |

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| **Heating:** | Floor Furnace, Forced Air, Natural Gas |
| **Floors:** | Laminate, Vinyl Plank |
| **Roof:** | Metal |
| **Basement:** | Full |
| **Exterior:** | Wood Frame |
| **Foundation:** | Block |
| **Features:** | Ceiling Fan(s) |

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| **Water:** | - |
| **Sewer:** | - |
| **Condo Fee:** | - |
| **LLD:** | - |
| **Zoning:** | R |
| **Utilities:** | - |

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| **Inclusions:** | na |

Affordable Opportunity in Hughenden  This 803 sq ft home offers a functional open-concept layout with recent updates, including new vinyl plank flooring upstairs, fresh paint, and some updated light fixtures. The main floor features two bedrooms and a bright living space with modern touches in the kitchen, living room, and hallway.  The partially fenced yard is great for pets or outdoor activities. Perfect for first-time buyers or as an investment property, this home is modestly priced to reflect some needed work&mdash;particularly in the basement, which offers options but requires attention.  Located in the Village of Hughenden, you&rsquo;ll be close to schools, parks, the rec center, and the community golf course. A simple, affordable home with updates already started and room for your own finishing touches.