

**307 Centre Avenue  
Coutts, Alberta**

**MLS # A2246723**



**\$185,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	1.19 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Separate Entrance		

**Inclusions:** N/A

Bungalow on 3 lots in Coutts! Please note that all three addresses (separately titled) MUST sell together - 305 Centre Ave (LINC 0018 487 389), 307 Centre Ave (LINC 0018 487 397), 309 Centre Ave (LINC 0018 487 405). 2 bed, 1 bath home with newer paint, AC, garage door + opener, 100 amp panel, hot water tank, windows and siding, flooring and more! A cozy home with lots of yard to love!