

**301 1st Avenue N  
Coutts, Alberta**

**MLS # A2273990**

**\$219,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	1944 (82 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Vinyl Windows		

**Inclusions:** Fridge, stove, d/i dishwasher, washer and dryer, window coverings, sheds

Looking for a unique home with a farmhouse feel. This one and half storey home has over 1600sqft of living space, boasting large country kitchen with walk in pantry, dining room that leads out onto a large wrap around deck. There is a newly renovated 4 pc bathroom, main floor laundry, and large primary bedroom with his and her closest. nice sized living room with wood burning fireplace, large windows bringing in all the natural light. Wood banner staircase leading to the upper level which has unique loft area another 2pc bathroom and large bedroom. The full basement is open for development with new furnace, newer hot water heater, 2 electrical panels(new one in the basement and one on the mainfloor). This home sits on a large double lot with lots of room for a future garage and RV parking. All located in the quiet community of Coutts on the US/Canada border crossing.