

# \$274,900 - 403 1 Avenue S, Coutts

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MLS® #A2212473

## \$274,900

4 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.19 Acres

NONE, Coutts, Alberta

Great 4 bedroom, 2 bathroom home located in the quite 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.



Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212473    |
| Price          | \$274,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 957         |
| Acres          | 0.19        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 403 1 Avenue S          |
| Subdivision | NONE                    |
| City        | Coutts                  |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |

Postal Code T0K 0N0

Amenities

Parking Spaces 4  
Parking Double Garage Detached  
# of Garages 2

Interior

Interior Features No Smoking Home, See Remarks  
Appliances Dishwasher, Refrigerator, Windows  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard, Playground  
Lot Description Back Lane, Back Yard, Front Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2025  
Days on Market 121  
Zoning R1

Listing Details

Listing Office BERNIE SCHMID REALTY LTD



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