

# \$220,000 - 409 1 Avenue S, Coutts

MLS® #A2263925

## \$220,000

4 Bedroom, 3.00 Bathroom, 2,034 sqft

Residential on 0.25 Acres

NONE, Coutts, Alberta

This spacious 4 bedroom, 2.5 bathroom home offers over 2,000 sq. ft. of comfortable living space and plenty of great features. While the roof isn't brand new, it has been upgraded with foam insulation under the cap and new screws. Major mechanicals were replaced in 2021, including the hot water tank, furnace, and AC unit. Inside, you'll find a massive family room, a large kitchen with a welcoming dining area, and not just one but two sunrooms. The front sunroom includes a pellet stove (ready for installation) to keep it warm and cozy during the colder months. The property also includes a heated double garage equipped with two heaters, one overhead and one wall-mounted, as well as a separate heated office or storage space. The fully fenced yard offers convenient back alley access, adding both privacy and practicality.



Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263925  |
| Price          | \$220,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,034     |
| Acres          | 0.25      |

|            |             |
|------------|-------------|
| Year Built | 1982        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 409 1 Avenue S          |
| Subdivision | NONE                    |
| City        | Coutts                  |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 0N0                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Pantry, Storage                                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                           |
| Cooling           | Central Air                                                                                                          |
| Basement          | None                                                                                                                 |

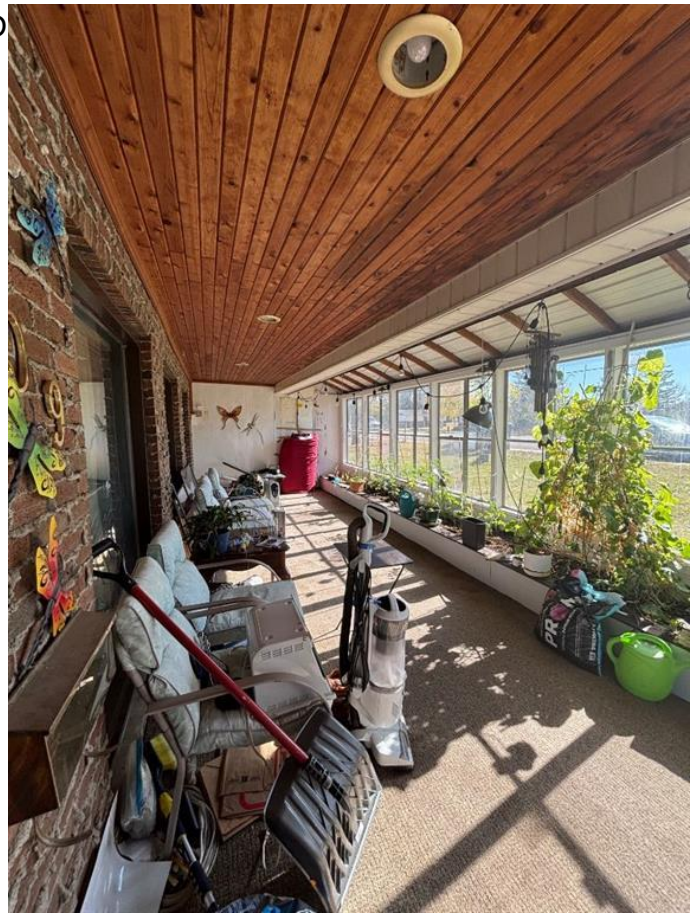
### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                           |
| Lot Description   | Back Lane, Back Yard, Few Trees, Rectangular Lot |
| Roof              | Metal                                            |
| Construction      | Brick, Wood Siding                               |
| Foundation        | Slab                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 25                 |
| Zoning         | R1                 |

### Listing Details



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