

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 |                   |             |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | 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!