

# \$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 Animal Home, No Smoking Home, See Remarks  
Appliances Dishwasher, Refrigerator, Stove(s), Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

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

### Additional Information

Date Listed April 16th, 2025  
Days on Market 10  
Zoning R1

### Listing Details

Listing Office BERNIE SCHMID REALTY LTD.

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