

# \$219,900 - 53 Amherst Street, Irvine

MLS® #A2217504

## \$219,900

3 Bedroom, 1.00 Bathroom, 1,027 sqft

Residential on 0.25 Acres

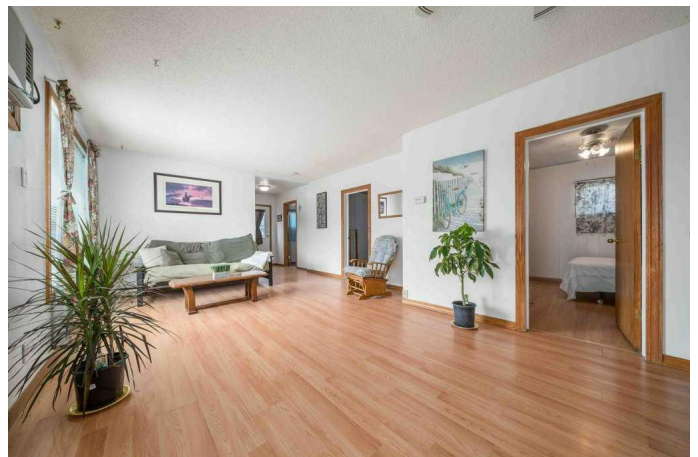
NONE, Irvine, Alberta

This 3 bedroom home in Irvine is move-in ready and only a 20 minute drive east of Medicine Hat, situated near the public school on a large corner lot. The home has bright white siding, silver-grey metal roof, a huge yard and a single garage! This little home is big on space with over 1,000 square feet, loads of room for vehicle parking and an area for a vegetable garden. Enjoy the peace and quiet and low bills that come with life in a small town. Kids can walk to school only one block away and a new library has recently been added to the town. Irvine is on city of Medicine Hat water and public sewer and is well maintained by the Cypress County. The home has 100 amp service, some new windows, and a new wide concrete sidewalk to the entrance. A high efficiency furnace and new hot water tank were installed about 5 years ago. An addition on the back is insulated and has power, a great spot for: office, exercise, hobbies, or kids play area. Call today to take a look of this terrific, affordable property.

Built in 1950

## Essential Information

MLS® #	A2217504
Price	\$219,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,027
Acres	0.25
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	53 Amherst Street
Subdivision	NONE
City	Irvine
County	Cypress County
Province	Alberta
Postal Code	T0J 1V0

### Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Garage Faces Side, Gravel Driveway, Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden, Lighting, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Lawn
Roof	Metal
Construction	Vinyl Siding
Foundation	Other

### Additional Information

Date Listed	June 9th, 2025
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Days on Market	9
Zoning	HR, Hamlet Residential

## **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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