

# \$225,000 - 525 Illingworth Avenue, Suffield

MLS® #A2243834

**\$225,000**

1 Bedroom, 1.00 Bathroom, 1,634 sqft  
Residential on 0.82 Acres

NONE, Suffield, Alberta

Welcome to a truly unique and versatile property in the quiet community of Suffield—just minutes from Medicine Hat. Perfectly situated along Highway #1, this expansive property spans 11 lots and offers endless possibilities for those with vision. The 1,634 sq ft building, currently equipped with a spacious kitchen layout, can be easily transformed into a distinctive residence with generous living space. Whether you're dreaming of a home with unique open-concept potential or looking to create a multi-functional family property, the flexibility here is unmatched. Features include: Eight fully serviced RV/camping stalls — ideal for accommodating guests or family visits, Two additional vacant lots — perfect for future development, garage/shop space, or simply enjoying extra room to roam, Leveled gravel areas and ample parking — ready for a variety of uses, Situated right along Highway #1 — convenient access for commuters. Whether you're looking for space, flexibility, or a blank canvas to design your dream home, this property delivers. Opportunities like this don't come up often—book your private showing today and explore the possibilities for yourself!

Built in 1986

## Essential Information

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|                |                   |
|----------------|-------------------|
| Price          | \$225,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,634             |
| Acres          | 0.82              |
| Year Built     | 1986              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 525 Illingworth Avenue |
| Subdivision | NONE                   |
| City        | Suffield               |
| County      | Cypress County         |
| Province    | Alberta                |
| Postal Code | T0J 2N0                |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 10                             |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | See Remarks                                 |
| Appliances        | Central Air Conditioner, Other, See Remarks |
| Heating           | Forced Air                                  |
| Cooling           | Central Air                                 |
| Basement          | None                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | None            |

### Additional Information

Date Listed July 28th, 2025  
Days on Market 47  
Zoning HR, Hamlet Residential

### **Listing Details**

Listing Office RE/MAX MEDALTA REAL EST



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