

# \$179,000 - 312 1 Avenue, Coutts

MLS® #A2255606

**\$179,000**

3 Bedroom, 1.00 Bathroom, 1,016 sqft

Residential on 0.14 Acres

NONE, Coutts, Alberta

Recently Renovated. Just minutes from the US border, this property could be the perfect fit! The home offers three bedrooms and 1 washroom. Youâ€™ll also find a 3-piece main bathroom, a large living room, and a bright kitchen with an adjoining dining area.

With its convenient location near the border, this home is an excellent choice for investors to hold and rent, or for anyone who frequently travels or does business in the US.

Built in 1962

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255606    |
| Price          | \$179,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,016       |
| Acres          | 0.14        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |              |
|-------------|--------------|
| Address     | 312 1 Avenue |
| Subdivision | NONE         |



|             |                         |
|-------------|-------------------------|
| City        | Coutts                  |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 0N0                 |

### **Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | See Remarks               |
| Appliances        | Dishwasher, Dryer, Washer |
| Heating           | Forced Air                |
| Cooling           | None                      |
| Fireplace         | Yes                       |
| # of Fireplaces   | 1                         |
| Fireplaces        | Electric                  |
| Has Basement      | Yes                       |
| Basement          | Crawl Space, See Remarks  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | See Remarks     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 2                   |
| Zoning         | R1                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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