

# \$135,000 - 409 Illingworth Avenue, Suffield

MLS® #A2267644

**\$135,000**

1 Bedroom, 1.00 Bathroom, 643 sqft

Residential on 0.30 Acres

NONE, Suffield, Alberta

Don't want to be driving back to the city during the cold and snowy winter? With just a little bit of finishing up, you'd have a nice warm & cozy place to hang your hat! Less than 30 minutes from Medicine Hat, this cozy property is perfect for escaping to a simpler life - this would make a perfect artist's studio or perhaps create a craft or antique store to take advantage of the tourists travelling down the highway. Taken right down to the studs, there's been a tremendous amount of work poured into the 1 bedroom bungalow. All of the mechanicals have been updated from the wiring, plumbing, furnace and hot water tank to the insulation, drywall and windows. The bathroom has been completely refreshed and features a beautifully redone claw foot tub. There are a few things remaining for your personal touches and ideas to finish but a lot of the hard work has already been done! Main floor laundry is also a terrific perk. The roof on the home, garage and workshop have been clad in metal for lasting endurance. The garage & workshop also have heaters for warmth in the winter and the yard is huge, providing plenty of options. Just across the road is a beautiful park with a playground and just around the corner is the community hall. Come and join this small, friendly community and find out what you've been missing!

Built in 1930

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2267644    |
| Price          | \$135,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 643         |
| Acres          | 0.30        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 409 Illingworth Avenue |
| Subdivision | NONE                   |
| City        | Suffield               |
| County      | Cypress County         |
| Province    | Alberta                |
| Postal Code | T0J 2N0                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |
| # of Garages   | 1          |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                             |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | Wall/Window Unit(s)                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Partial                                                                                   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Lot Description   | Corner Lot |
| Roof              | Metal      |

|              |             |
|--------------|-------------|
| Construction | Wood Frame  |
| Foundation   | Combination |

**Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | October 29th, 2025     |
| Days on Market | 12                     |
| Zoning         | HR, Hamlet Residential |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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