

# \$165,000 - 210 1 Avenue, Alder Flats

MLS® #A2062943

## \$165,000

2 Bedroom, 1.00 Bathroom, 1,487 sqft

Residential on 0.56 Acres

Alder Flats\_CWET, Alder Flats, Alberta

1487 sq ft manufactured home with 2 additions on a large lot in Alder Flats, backing onto an open field makes for very private and quiet living. This home includes 2 b/r & 5 piece bath with Jet Tub & Separate Shower. Open Kitchen & Dining Room with beautifully finished Family Room that includes gas fireplace. Family Room provides access to a 12x14 Three Season Sunroom. Primary Bedroom is uniquely finished with wood walls and ceiling and includes patio doors to the covered, wrap around deck. Unique wood finishing throughout. Backyard includes a Cabin, Treehouse with storage below and a 24x26 garage which is currently being used as a workshop. Enjoy the yard from the back wrap around deck. This property is on its own well and hooked up to town sewer. Furnace & Hot water Tank are 14 yrs old, Pressure Tank ( 8 yrs), Shingles on garage are 7 yrs old. Pride of ownership is evident inside and out. Don't wait to view!

Built in 1972

## Essential Information

MLS® #	A2062943
Price	\$165,000
Sold Price	\$152,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,487
Acres	0.56
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	210 1 Avenue
Subdivision	Alder Flats_CWET
City	Alder Flats
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 0A0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Jetted Tub, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Metal
Construction	Vinyl Siding
Foundation	See Remarks

### Additional Information

Date Listed	July 4th, 2023
Date Sold	December 15th, 2023
Days on Market	163
Zoning	UR
HOA Fees	0.00

## **Listing Details**

Listing Office	RE/MAX real estate central alberta - Ponoka
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