

# \$368,000 - 437 Hamilton Avenue, Lundbreck

MLS® #A2094593

## \$368,000

6 Bedroom, 3.00 Bathroom, 1,168 sqft

Residential on 0.18 Acres

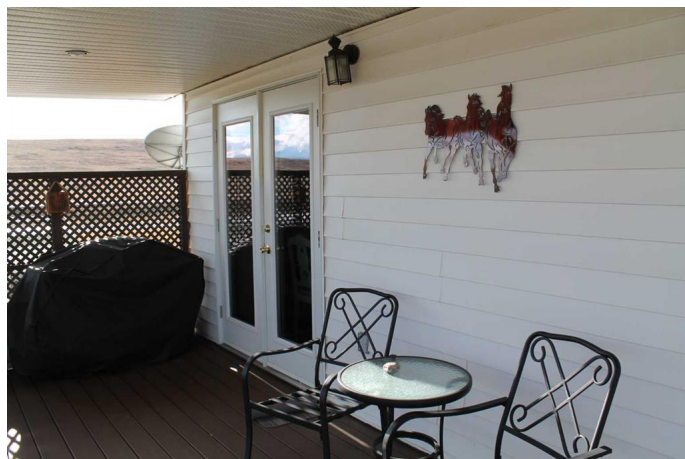
NONE, Lundbreck, Alberta

Quiet Lundbreck location. Enjoy all that a small community has to offer. K to 12 school is within walking distance. Great view of the Livingstone Range and surrounding area. Close to all outdoor amenities, fishing the Crowsnest River, 40 mins. to West Castle skiing, a short drive to the Crowsnest Pass Golf Course. This well maintained home has 3 bedrooms on main floor and 3 bedrooms down, as well as a large family room, 3 pc. bath, large laundry room and separate entrance. Recent upgrade of furnace and HW on demand The kitchen has plenty of storage with a full wall pantry and separate eating area, with patio door to large covered deck. Fireplace in livingroom and wood burning stove in familyroom. Private back yard, off street parking, shed and storage under deck. Great value for this 6 bedroom home.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2094593  |
| Price          | \$368,000 |
| Sold Price     | \$353,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,168     |



|            |             |
|------------|-------------|
| Acres      | 0.18        |
| Year Built | 1978        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Sold        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 437 Hamilton Avenue          |
| Subdivision | NONE                         |
| City        | Lundbreck                    |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1H0                      |

### **Amenities**

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

### **Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Storage                            |
| Appliances        | Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 2                                                          |
| Fireplaces        | Family Room, Living Room, Wood Burning                     |
| Has Basement      | Yes                                                        |
| Basement          | Finished, Full                                             |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                  |
| Lot Description   | Back Yard, Few Trees, Lawn, Landscaped, Private, Views |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding                                           |
| Foundation        | Poured Concrete                                        |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | December 4th, 2023 |
|-------------|--------------------|

|                |                    |
|----------------|--------------------|
| Date Sold      | February 8th, 2024 |
| Days on Market | 65                 |
| Zoning         | Res.               |
| HOA Fees       | 0.00               |

**Listing Details**

Listing Office            ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass

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