

\$289,000 - 18 50 Avenue, Bluffton

MLS® #A2123675

\$289,000

3 Bedroom, 3.00 Bathroom, 1,420 sqft
Residential on 0.27 Acres

NONE, Bluffton, Alberta

STOP THE CAR! Welcome to this charming 1979 Bungalow nestled in the heart of Bluffton. With original owners since its construction, this 1420 SF home exudes pride of ownership at every turn. Offering a comfortable living space, ideal for families or guests. The main floor features three bedrooms, a convenient 4pc bath caters to daily needs, while a bonus 2pc bath adds extra convenience. The essential main floor laundry adds practicality to daily routines. Enter the spacious country kitchen which boasts beautiful maple cabinets, providing ample storage and a warm, inviting atmosphere. A separate dining area offers a cozy spot for family meals and gatherings. Pride of ownership shows with recent upgrades including a new stove and a dishwasher replacement just three years ago. Enjoy the natural light streaming in through the newly installed windows on the main floor, (February 2024). Step into the inviting living room and be greeted by an abundance of natural light flooding through the windows, creating a warm and welcoming atmosphere. The spacious layout provides plenty of room for relaxation and entertaining, making it the heart of the home. At the center of attention stands a nostalgic stone fireplace, serving as a captivating focal point that adds charm and character to the space. Descend to the basement to discover a large family/recreational area, perfect for entertainment or relaxation. An additional 2pc bath adds convenience for downstairs



activities, and several bonus/storage rooms offer versatile space for hobbies, storage, or potential future development.

An optional workspace area also provides flexibility for various needs. Benefit from the walk-up to grade exterior door, enhancing accessibility and functionality. Outside, revel in the expansive lot, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air. A large shed provides storage for garden tools and equipment, keeping the outdoor space tidy and organized.

For those craving even more space, the adjacent lot 19 is available for purchase, adding an additional 8400 SF of potential.

Imagine the possibilities! Bluffton offers a quaint small-town atmosphere, with convenient amenities including a charming convenience store with fuel, a veterinary clinic, post office, and nearby elementary/middle school.

Centrally located, residents enjoy easy access to a plethora of outdoor activities, with multiple lakes and crown land within minutes of the home. Don't miss this opportunity to own a meticulously maintained bungalow in the community of Bluffton. Experience the serenity of small-town living combined with the comfort and convenience of modern amenities.

Schedule your viewing today and make this your forever home!

Built in 1979

Essential Information

MLS® #	A2123675
Price	\$289,000
Sold Price	\$262,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,420

Acres	0.27
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	18 50 Avenue
Subdivision	NONE
City	Bluffton
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2024
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Date Sold	June 1st, 2024
Days on Market	45
Zoning	UR - Urban Residential
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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