

\$145,000 - 1031 19 Avenue, Lousana

MLS® #A2166110

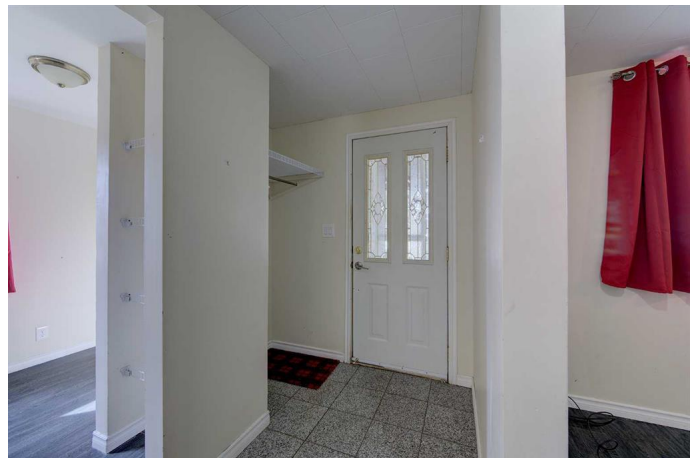
\$145,000

3 Bedroom, 2.00 Bathroom, 1,451 sqft

Residential on 0.32 Acres

NONE, Lousana, Alberta

Discover your dream of peaceful living with endless potential on this expansive 14,000 sq. ft. property, offering two lots of space to create the home you™ve always wanted. Perfectly designed for accessibility, the main floor includes a full bath, laundry room, and a versatile bonus room that can be tailored to your needs – whether as a bedroom, office, or extra storage. Upstairs, you™ll find three bedrooms that have original hardwood floors and a half bath, with ample room to convert it into a full bath. The kitchen is equipped with a brand-new dishwasher that™s never been used, just waiting for you to make this space your own. Outside, the double detached garage adds practicality and storage, featuring cement flooring (installed in 2020) and a sturdy tin roof (2020). The home also benefits from an updated hot water tank (2018), updated electrical, and a furnace with a new motor, fan, and ducting – all within the last three years. Additionally, the covered deck with wheelchair access, built in the last three years, offers a perfect space to enjoy the outdoors in comfort and also features a gas line ready to hook up to your bbq! The fridge, which is just a year old, adds even more value to this property. This property is priced to sell and offers a fantastic opportunity for anyone looking to put their personal touch on a home. Just 15 minutes from Pine Lake, 10 minutes from Delburne, and a short 40-minute drive to Red Deer, you™ll enjoy the quiet lifestyle with an acreage feel while still being conveniently



close to local amenities. Don't miss out on this incredible opportunity to create your ideal living space in a tranquil setting! Motivated Seller!

Essential Information

MLS® #	A2166110
Price	\$145,000
Sold Price	\$145,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,451
Acres	0.32
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1031 19 Avenue
Subdivision	NONE
City	Lousana
County	Red Deer County
Province	Alberta
Postal Code	T0M1K0

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway, Off Street

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Lawn, See Remarks, Street Lighting, Treed
Roof	Asphalt, Metal
Construction	Wood Frame, Wood Siding
Foundation	Block, Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 30th, 2024
Days on Market	40
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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