

\$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	1
Zoning	HR, Hamlet Residential

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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