

# \$217,000 - 400 Hamilton Avenue E, Lundbreck

MLS® #A2164326

## \$217,000

1 Bedroom, 1.00 Bathroom, 2,027 sqft

Residential on 0.34 Acres

NONE, Lundbreck, Alberta

Lundbreck property on large lot. One of the uses could possibly be a studio. Plenty of room for display. Communities near by Pincher Creek and the Crowsnest Pass. This property has been used as a Prayer Hall, it is zoned HR1, Hamlet Residential 1. The building sits on a large corner lot and chain link fencing on three sides. There is a large kitchen, huge hall space and a space separating the 2 bathrooms from the rest of the rooms (Bathroom and bedroom needed for MLS input, as per room list.). Beautiful hardwood floors and along with the electric stove there is a unique wood cooking stove. Let your imagination make this property what you want. Lundbreck has a K to Gr. 12 school, great pizza restaurant, convenience store, approx. 45 min. drive to West Castle Ski area, the town of Beaver Mines, heading west a 20 min. drive to the Crowsnest Pass for hiking, fishing the Crowsnest River and enjoying the Rockies. Heading east to Pincher Creek and the Old Man River Dam for more rec. activities. Enjoy the small community downtown area and last but not least the beautiful Lundbreck Falls, which is within walking distance. This property is waiting for your special touches. A must view property. Property being sold as is.

Built in 1950

## Essential Information

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Price	\$217,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	2,027
Acres	0.34
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	400 Hamilton Avenue E
Subdivision	NONE
City	Lundbreck
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1H0

### Amenities

Parking	None
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### Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Corner Lot, Level, Views
Roof	Asphalt
Construction	Other
Foundation	Poured Concrete

### Additional Information

Date Listed	October 25th, 2024
Days on Market	253
Zoning	HR1

## **Listing Details**

Listing Office	ROYAL LEPAGE SOUTH COUNTRY - Crowsnest Pass
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