

# \$260,000 - 3 Belfast Close, Bluffton

MLS® #A2221009

**\$260,000**

3 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.26 Acres

NONE, Bluffton, Alberta

Tucked into the quiet community of Bluffton, Alberta, this 2 + 1 bedroom, 2 bath bungalow offers the perfect opportunity to slow down and settle into the charm of small-town living.

Thoughtfully laid out with an open-concept design, the home feels spacious and bright, making it ideal for everyday comfort. The kitchen features modern woodgrain cabinets and plenty of counter space, offering function and practicality. Just off the main living area, you'll find two spacious bedrooms, each offering generous closet space and peaceful views—ideal retreats at the end of the day. The main floor bathroom is thoughtfully updated with clean finishes and a touch of modern flair. The partially finished basement provides extra space to personalize and grow—whether for hobbies, storage, or future development. The expansive rec room is perfect for movie nights, a games area, or even a home gym. You'll also find a third bedroom and an additional full bathroom, making it ideal for guests, teens, or a private home office setup. Step outside, and the real magic continues. The expansive backyard offers endless possibilities—whether it's a trampoline, a garden, or space to build a garage. There's plenty of room for kids to run, play, and explore. In Bluffton, life moves at a more relaxed pace. It's the kind of town where neighbours wave from their porches, kids ride bikes down quiet streets, and you're never far from open skies and fresh air. Whether you're starting out,



downsizing, or simply looking for a peaceful place to call home, this property offers the simplicity and serenity that only a small town can provide.

Built in 1960

**Essential Information**

MLS® #	A2221009
Price	\$260,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.26
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	3 Belfast Close
Subdivision	NONE
City	Bluffton
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

**Amenities**

Parking	Driveway, Off Street
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**Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	53
Zoning	UR

**Listing Details**

Listing Office	CIR Realty
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