

# \$135,000 - 409 Illingworth Avenue, Suffield

MLS® #A2244296

**\$135,000**

1 Bedroom, 1.00 Bathroom, 643 sqft

Residential on 0.30 Acres

NONE, Suffield, Alberta

Cheers to small town living! Less than 30 minutes from Medicine Hat, this cozy property is perfect for escaping to a simpler life. 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® #	A2244296
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	Unfinished, Partial

### Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Metal
Construction	Wood Frame
Foundation	Combination

### Additional Information

Date Listed	August 12th, 2025
Days on Market	55
Zoning	HR, Hamlet Residential

**Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
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