

# \$179,000 - 312 1 Avenue, Coutts

MLS® #A2255606

**\$179,000**

3 Bedroom, 1.00 Bathroom, 1,016 sqft

Residential on 0.14 Acres

NONE, Coutts, Alberta

Recently Renovated. Just minutes from the US border, this property could be the perfect fit! The home offers three bedrooms and 1 washroom. Youâ€™ll also find a 3-piece main bathroom, a large living room, and a bright kitchen with an adjoining dining area.

With its convenient location near the border, this home is an excellent choice for investors to hold and rent, or for anyone who frequently travels or does business in the US.

Built in 1962

## Essential Information

MLS® #	A2255606
Price	\$179,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,016
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	312 1 Avenue
Subdivision	NONE



City	Coutts
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 0N0

### **Amenities**

Parking	None
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### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Crawl Space, See Remarks

### **Exterior**

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	See Remarks

### **Additional Information**

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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