$199,500 - 6 1 Avenue, Alder Flats

MLS® #E4424751

$199,500

2 Bedroom, 2.00 Bathroom, 1,176 sqft
Single Family on 0.00 Acres

Alder Flats_CWET, Alder Flats, AB

Welcoming two bedroom, two bathroom house, completely remodeled and very clean in the hamlet of Alder Flats. This 1175 sq. ft. bungalow, initially built in 1950 on a concrete crawl space, was completely rebuilt in 2013, doubling the size and adding new trusses, insulation, shingles, windows, flooring, and a remodeled kitchen and baths. The addition was built on concrete piles. The spacious, open concept kitchen/living room area is very pleasing and boasts a natural gas fireplace and a surround sound system with TV, which will stay. The kitchen has ample cabinets, a center island, garburator and reverse osmosis water filtration system. There are two good size bedrooms, one with an ensuite bath The back entrance contains the high eff. furnace and hot water tank (2021) and another four pce bath. French doors in the living room open to a 8' x 26' partially covered, south facing deck with nat. gas bbq connection. The 100' x 150' lot has a single garage/storage shed and a small tarp shed in the backyard.

Built in 1950

Essential Information

MLS® #	E4424751
Price	$199,500
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6 1 Avenue
Area	Alder Flats
Subdivision	Alder Flats_CWET
City	Alder Flats
County	ALBERTA
Province	AB
Postal Code	T0C 0A0

Amenities

Amenities	Off Street Parking, Crawl Space, Deck, Detectors Smoke, Fire Pit, Insulation-Upgraded, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Insert, Stone Facing
Stories	1
Has Basement	Yes
Basement	See Remarks, No Basement

Exterior

Exterior	Wood, Asphalt
Exterior Features	Not Fenced, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter, Piling

Additional Information

Date Listed	March 6th, 2025
Days on Market	35
Zoning	Zone 90