

# \$65,000 - 1 Selkirk Avenue, Hughenden

MLS® #A2184037

## \$65,000

4 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.13 Acres

Hughenden, Hughenden, Alberta

Welcome to the small town of Hughenden! If you're looking for quiet small town living, at an affordable price, this is your opportunity! When you arrive at this property, you're first met with this spacious yard. The yard has a single detached garage for convenient parking, and storage. Moving past the garage, you'll find the shed, and then the house. Coming to the front door, you'll step onto a massive deck out front for summer relaxation, and cozy small town scenery. Entering the front doors will bring you into a division to either enter the basement, or the main house. Moving into the house is a hallway that takes you to the main floor, 4 piece bathroom. Next to the bathroom, is a massive storage space that uses every square inch perfectly. Further down the hallway, you'll find the 1st of 3 bed rooms on the main level. Heading back towards the entrance, and taking a left, leads you to the massive kitchen with dining space. Lots of cupboard, and counter space, makes for a perfect cooking experience. Through the kitchen, you will find the main family living room. This room provides ample space for any situation. Off of the living room, you'll find the next 2 bedrooms on the main floor. A perfect space for an office, baby room, or gaming room alike. Moving into the basement we find the 3 piece bathroom, combined with the laundry room. Past this washroom opens up into a massive basement family living space. This would be a great space for anything from a billiards game space, to a home theatre. Finally, we have the



last room, a spacious room with endless possibility. The town of Hughenden offers all the amenities with its own general goods store, town library, post office, minor hockey association, and even a school for grades 4-12, within walking distance.

### **Essential Information**

MLS® #	A2184037
Price	\$65,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.13
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1 Selkirk Avenue
Subdivision	Hughenden
City	Hughenden
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 0A5

### **Amenities**

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 18th, 2024
Days on Market	180
Zoning	T2

**Listing Details**

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.