

# \$205,000 - 410 Bourbon Avenue, Winfield

MLS® #A2217730

**\$205,000**

2 Bedroom, 1.00 Bathroom, 989 sqft

Residential on 0.98 Acres

NONE, Winfield, Alberta

Welcome home to your cozy 2 bed/1 bath home on this quiet, private lot where you can live in peace at a reasonable price. Situated in a nice neighborhood on the edge of the Hamlet of Winfield, this 0.98 acre property provides plenty of space that gives you that acreage feel while still being close to the shopping and various other amenities of this nice little community. The floorplan is open and comfortable with bedrooms on either end and the main living area at it's center. The home has been well looked after and has a large covered deck perfect to barbeque on. Outside you will find mature trees that add to the privacy, a gazebo with firepit area as well as storage sheds and a good-sized workshop. Whether you are tired of renting or looking to downsize and relax a bit; you will want to have a look at this one.

Built in 2003

## Essential Information

MLS® #	A2217730
Price	\$205,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	989
Acres	0.98
Year Built	2003



Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	410 Bourbon Avenue
Subdivision	NONE
City	Winfield
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2X0

### Amenities

Parking Spaces	4
Parking	Parking Pad, Off Street

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Electric, Forced Air, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Entrance, Storage
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Many Trees
Roof	Metal
Construction	Aluminum Siding
Foundation	Block

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	48
Zoning	UR

### Listing Details

Listing Office

CIR Realty

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