

# \$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, Washer/Dryer, Electric Stove, Refrigerator |
| 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 | 204                 |
| Zoning         | T2                  |

**Listing Details**

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

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