

\$220,000 - 409 1 Avenue S, Coutts

MLS® #A2263925

\$220,000

4 Bedroom, 3.00 Bathroom, 2,034 sqft

Residential on 0.25 Acres

NONE, Coutts, Alberta

This spacious 4 bedroom, 2.5 bathroom home offers over 2,000 sq. ft. of comfortable living space and plenty of great features. While the roof isn't brand new, it has been upgraded with foam insulation under the cap and new screws. Major mechanicals were replaced in 2021, including the hot water tank, furnace, and AC unit. Inside, you'll find a massive family room, a large kitchen with a welcoming dining area, and not just one but two sunrooms. The front sunroom includes a pellet stove (ready for installation) to keep it warm and cozy during the colder months. The property also includes a heated double garage equipped with two heaters, one overhead and one wall-mounted, as well as a separate heated office or storage space. The fully fenced yard offers convenient back alley access, adding both privacy and practicality.



Built in 1982

Essential Information

MLS® #	A2263925
Price	\$220,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,034
Acres	0.25

Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	409 1 Avenue S
Subdivision	NONE
City	Coutts
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 0N0

Amenities

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

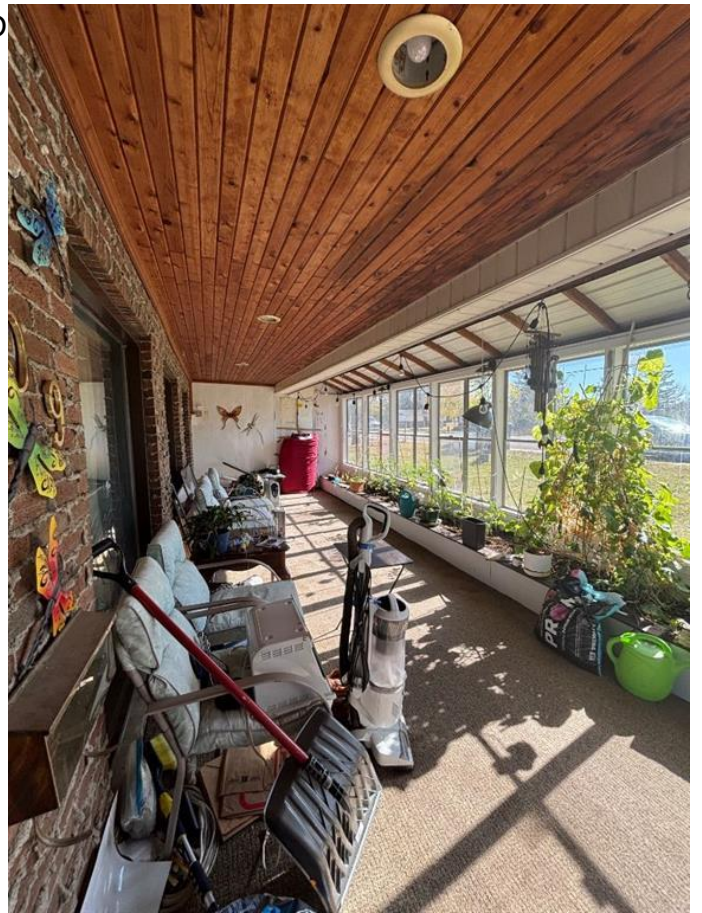
Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Rectangular Lot
Roof	Metal
Construction	Brick, Wood Siding
Foundation	Slab

Additional Information

Date Listed	October 11th, 2025
Days on Market	27
Zoning	R1

Listing Details



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