

1031 19 Avenue
Lousana, Alberta

MLS # A2166110



\$160,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,451 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Street Lighting, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: shed, greenhouse

Discover your dream of peaceful living with endless potential on this expansive 14,000 sq. ft. property, offering two lots of space to create the home you've always wanted. Perfectly designed for accessibility, the main floor includes a full bath, laundry room, and a versatile bonus room that can be tailored to your needs – whether as a bedroom, office, or extra storage. Upstairs, you'll find three bedrooms and a half bath, with ample room to convert it into a full bath. The kitchen is equipped with a brand-new dishwasher that's never been used, just waiting for you to make this space your own. Outside, the double detached garage adds practicality and storage, featuring cement flooring (installed in 2020) and a sturdy tin roof (2020). The home also benefits from an updated hot water tank (2018), updated electrical, and a furnace with a new motor, fan, and ducting – all within the last three years. Additionally, the covered deck with wheelchair access, built in the last three years, offers a perfect space to enjoy the outdoors in comfort and also features a gas line ready to hook up to your bbq! The fridge, which is just a year old, adds even more value to this property. This property is priced to sell and offers a fantastic opportunity for anyone looking to put their personal touch on a home. Just 15 minutes from Pine Lake, 10 minutes from Delburne, and a short 40-minute drive to Red Deer, you'll enjoy the quiet lifestyle with an acreage feel while still being conveniently close to local amenities. Don't miss out on this incredible opportunity to create your ideal living space in a tranquil setting! Motivated Seller!