

# \$227,000 - 400 Hamilton Avenue E, Lundbreck

MLS® #A2164326

**\$227,000**

1 Bedroom, 1.00 Bathroom, 2,027 sqft

Residential on 0.34 Acres

NONE, Lundbreck, Alberta

Property located in the quiet Hamlet of Lundbreck. Communities near by Pincher Creek and the Crowsnest Pass. This property has been used as a Prayer Hall, it is zoned HR1, Hamlet Residential 1. The building sits on a large corner lot and chain link fencing on three sides. There is a large kitchen, huge hall space and a space separating the 2 bathrooms from the rest of the rooms (Bathroom and bedroom needed for MLS input, as per room list.). Let your imagination make this property what you want. Lundbreck has a K to Gr. 12 school, approx. 45 min. drive to West Castle Ski area, the town of Beaver Mines, heading west a 20 min. drive to the Crowsnest Pass for hiking, fishing the Crowsnest River and enjoying the Rockies. Heading east to Pincher Creek and the Old Man River Dam for more rec. activities. Enjoy the small community down town area and last but not least the beautiful Lundbreck Falls, which is within walking distance. A must view property. Property being sold as is.

Built in 1950

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2164326  |
| Price      | \$227,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,027       |
| Acres          | 0.34        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 400 Hamilton Avenue E        |
| Subdivision | NONE                         |
| City        | Lundbreck                    |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1H0                      |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | High Ceilings, Open Floorplan |
| Appliances        | Refrigerator, Stove(s)        |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Crawl Space, Partial          |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Storage, Private Entrance |
| Lot Description   | Views, Corner Lot, Level  |
| Roof              | Asphalt                   |
| Construction      | Other                     |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2024 |
| Days on Market | 186                |
| Zoning         | HR1                |

### Listing Details

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