

# \$318,000 - 310 2 Avenue, Walsh

MLS® #A2192966

**\$318,000**

5 Bedroom, 3.00 Bathroom, 2,170 sqft

Residential on 0.41 Acres

NONE, Walsh, Alberta

Are you looking for a home away from the hustle and bustle? This five-bedroom character home in Walsh, AB is just a 30 minute drive east of Medicine Hat. An original Eaton's catalogue home, it has a wide veranda, 9' ceilings and 2170 square feet. You'll look forward to coming home to its warmth and charm along with modern upgrades such as a metal roof and all windows.

It is a great home for family gatherings with a large country kitchen, a dining room that seats 12 and a wood-burning fireplace in the living room. The laundry and a 4-piece bath are convenient off the kitchen. An expansive hallway leads to three bedrooms including the primary with a 2-pce ensuite. The upper floor has dormer windows, two bedrooms, and a 4-pce bath.

A covered veranda wraps around the east and south sides, an inviting spot to relax and listen to the sounds of silence. The 22'x24' garage is insulated and has a wood stove. The large yard is on three lots 11-13, has mature trees, a gazebo, fire pit, two sheds and many areas to grow your garden.

This home is on City of Medicine Hat water. It has a septic tank and septic field. Upgrades: windows 2009, metal roof 2013, furnace ~ 2014, Stove 2017, Fridge ~ 2020, HWT 2021, Washer 2022.. Small town living equals low taxes and low utilities! This property is a rare find for those seeking private, peaceful country living. Call today to book your showing.



Built in 1905

## Essential Information

MLS® #	A2192966
Price	\$318,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,170
Acres	0.41
Year Built	1905
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	310 2 Avenue
Subdivision	NONE
City	Walsh
County	Cypress County
Province	Alberta
Postal Code	T0J 3L0

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Garage Faces Front, Gravel Driveway, Insulated
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Vinyl Windows, French Door, Sump Pump(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Living Room, Wood Burning, Other, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Garden, Gazebo, Landscaped, Many Trees, Private, Rectangular Lot, Native Plants
Roof	Metal
Construction	Vinyl Siding, Wood Siding
Foundation	Other

## Additional Information

Date Listed	February 12th, 2025
Days on Market	87
Zoning	HR, Hamlet Residential

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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