

## \$169,900 - 418 Hwy 13 W, Alder Flats

MLS® #E4409338

**\$169,900**

2 Bedroom, 1.00 Bathroom, 1,423 sqft

Single Family on 0.99 Acres

Alder Flats\_CWET, Alder Flats, AB

Situated on almost one full acre this property has lots to offer. The 1950's home has fresh paint and measures 1422.89sq/ft. The main floor has a kitchen that is open to the living room with lots of windows allowing in natural light and kept cozy by a wood fire place. Two bedrooms, a four piece bathroom, family room, mudroom entrance, and laundry room make up the remainder of the main floor before heading down to the unfinished basement. Decks located off the front and back of the home are perfect for your morning coffee or unwinding after a long day. Next is the 36'x26' workshop that has power along with heat. 3 sheds are also on the property with the largest two having power. The yard is fully landscaped with lots of mature trees and apple trees. All located right off pavement and just down the road from the school.

Built in 1950

### Essential Information

MLS® #	E4409338
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,423
Acres	0.99



Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	418 Hwy 13 W
Area	Alder Flats
Subdivision	Alder Flats_CWET
City	Alder Flats
County	ALBERTA
Province	AB
Postal Code	T0C 0A0

### Amenities

Amenities	Deck, Fire Pit, See Remarks
Parking	Front Drive Access, Heated, Shop, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Tile Surround, See Remarks
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Schools, Treed Lot, See Remarks
Roof	Metal
Construction	Wood, Vinyl
Foundation	Block, Concrete Perimeter

### Additional Information

Date Listed	October 6th, 2024
Days on Market	209

## Zoning

## Zone 90

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