

# \$324,900 - 310 2 Avenue, Walsh

MLS® #A2192966

**\$324,900**

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. The Cypress County has installed lines for public sewer but hasn't completed the changeover. 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          | \$324,900   |
| 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        | Front Drive, Double Garage Detached, Garage Faces Front, Gravel Driveway, Insulated |
| # of Garages   | 2   |

## Interior

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

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

## Exterior

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

## Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | February 12th, 2025    |
| Days on Market | 68                     |
| Zoning         | HR, Hamlet Residential |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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