

\$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. 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 | \$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 | Double Garage Detached, Front Drive, Garage Faces Front, Gravel Driveway, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Ceiling Fan(s), Central Vacuum, French Door, Vinyl Windows, Sump Pump(s) |
| Appliances | Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas, Fireplace(s), 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, Private Yard, Garden, Storage |
| Lot Description | Garden, Landscaped, Rectangular Lot, Gazebo, Many Trees, Native Plants, Private |
| Roof | Metal |
| Construction | Vinyl Siding, Wood Siding |
| Foundation | Other |

Additional Information

| | |
|----------------|------------------------|
| Date Listed | February 12th, 2025 |
| Days on Market | 83 |
| Zoning | HR, Hamlet Residential |

Listing Details

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

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