

# \$137,750 - 22 Simpson Avenue, Hughenden

MLS® #A2198851

**\$137,750**

3 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.13 Acres

Hughenden, Hughenden, Alberta

Welcome to 22 Simpson Avenue! Are you in search of a family home where you can truly connect with your loved ones? Imagine a place where your children can simply cross the street to get to school, and you can watch them play during recess right from your living room window. This bungalow offers a wonderful opportunity to enjoy those precious moments in comfort. In the past year, this charming home has undergone extensive renovations. The upstairs area has been thoroughly cleaned and freshly painted, while the main level features new flooring and trim throughout. The updated kitchen includes a new refrigerator, stove, butcher block countertops, sink, light fixtures, outlets, and switches. Conveniently located across from a public school, hockey rink, and bowling alley, this property is also close to a lovely golf course in Hughenden. Experience the peaceful small-town lifestyle that this home provides!

Built in 1965

## Essential Information

MLS® #	A2198851
Price	\$137,750
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	887



Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	22 Simpson Avenue
Subdivision	Hughenden
City	Hughenden
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B2E0

### Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Off Street, On Street, Plug-In

### Interior

Interior Features	Storage, Wood Counters
Appliances	Electric Range, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 2nd, 2025
Days on Market	154
Zoning	residential

### Listing Details

Listing Office

COLDWELLBANKER HOMETOWN REALTY

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