

# \$235,000 - 525 Illingworth Avenue, Suffield

MLS® #A2217937

**\$235,000**

1 Bedroom, 1.00 Bathroom, 1,634 sqft

Residential on 0.82 Acres

NONE, Suffield, Alberta

Welcome to a rare and versatile property in the quiet community of Suffield—just minutes from Medicine Hat—where opportunity meets imagination. Situated right along Highway #1, the location offers unbeatable visibility for entrepreneurs and convenient access for commuters. Spanning 11 lots, the property includes: A 1,634 sq ft building, currently outfitted as a fully equipped commercial kitchen (kitchen equipment can be purchased in addition to the property)—perfect for catering, events, or converting into a one-of-a-kind residence, eight fully serviced RV/camping stalls —ideal for guest hosting, weekend rentals, or income generation, Two additional vacant lots with room to expand, create, or enjoy some extra space, Leveled gravel areas and ample parking throughout Zoned both Residential/Commercial, 11 lots, Hwy #1 Exposure, Income Potential, Flexible Use—Opportunities like this don't come up often—book your private showing today and explore the potential for yourself!

Built in 1986

## Essential Information

MLS® #	A2217937
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	1,634
Acres	0.82
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	525 Illingworth Avenue
Subdivision	NONE
City	Suffield
County	Cypress County
Province	Alberta
Postal Code	T0J 2N0

### Amenities

Parking Spaces	10
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Other, See Remarks
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Mixed
Foundation	None

### Additional Information

Date Listed	May 5th, 2025
Days on Market	2
Zoning	HR, Hamlet Residential

### Listing Details



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.