

\$195,000 - 11 49a Avenue, Bluffton

MLS® #A2250617

\$195,000

2 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.31 Acres

NONE, Bluffton, Alberta

Welcome to this charming 1,074 sq ft bungalow tucked into the quiet hamlet of Bluffton — where small-town warmth meets affordable living.

Step inside to a spacious primary bedroom with private 2-piece ensuite, a flexible second bedroom or office, and a bright 4-piece bath. The open-concept kitchen and living room create the perfect space to gather, while the handy front-entry laundry doubles as a mudroom with plenty of storage for coats, boots, and supplies. Outside, enjoy the freedom of two large lots totaling 13,561 sq ft. A double detached garage provides room for vehicles and a work space, while a garden shed and children's playset add extra value for family living. Bluffton homeowners benefit from low property taxes, their own water well, and municipal septic for under \$75/year — a rare combination of convenience and savings. If you've been dreaming of an affordable, easy-to-maintain home with plenty of space inside and out, this bungalow is calling your name.



Essential Information

MLS® #	A2250617
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,074
Acres	0.31
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11 49a Avenue
Subdivision	NONE
City	Bluffton
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete, Combination, Other

Additional Information

Date Listed	August 20th, 2025
Days on Market	3
Zoning	UR

Listing Details

Listing Office CIR Realty

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.