

\$318,000 - 310 2 Avenue, Walsh

MLS® #A2192966

\$318,000

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	\$318,000
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, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Vinyl Windows, French Door, Sump Pump(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, 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, Garden, Private Yard, Storage
Lot Description	Garden, Gazebo, Landscaped, Many Trees, Private, Rectangular Lot, Native Plants
Roof	Metal
Construction	Vinyl Siding, Wood Siding
Foundation	Other

Additional Information

Date Listed	February 12th, 2025
Days on Market	93
Zoning	HR, Hamlet Residential

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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