

# \$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. The Cypress County has installed lines for public sewer but hasn't completed the changeover. 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	Front Drive, Double Garage Detached, Garage Faces Front, Gravel Driveway, Insulated
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Vinyl Windows, Central Vacuum, French Door, Sump Pump(s)
Appliances	Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas, Fireplace(s), Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Living Room, Other, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Private Yard, Fire Pit, Garden, Storage
Lot Description	Private, Rectangular Lot, Garden, Gazebo, Landscaped, Many Trees, Native Plants
Roof	Metal
Construction	Vinyl Siding, Wood Siding
Foundation	Other

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	68
Zoning	HR, Hamlet Residential

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY 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.