

# **\$325,000 - 212 3 Avenue E, Hussar**

MLS® #A2174440

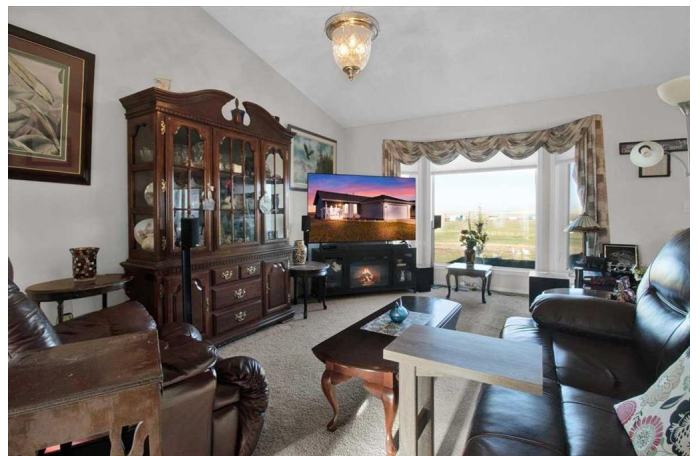
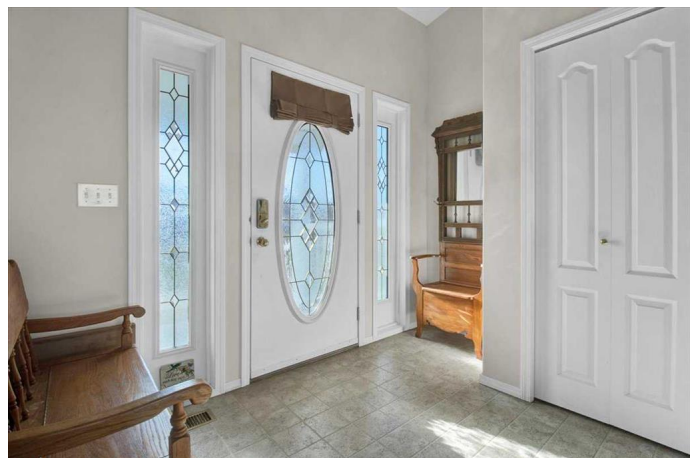
**\$325,000**

4 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.19 Acres

NONE, Hussar, Alberta

Welcome to Hussar, Nice Curb Appeal & INCOME REVENUE! This well maintained Bungalow offers a Bright & Open Concept and a functional layout, with a Spacious Legal 2 bedroom Suite or a Perfect In-law Suite. The main floor offers 1456 sq.ft, living space, an inviting entrance & living room with vaulted ceilings that gives an openness feel, large windows to allow an abundance of natural light and a great view, spacious kitchen with island, ample amount of cupboard & counter space, office/craft room, bright primary bedroom with a walk-in closet & 3 pc en suite, 2nd bedroom and main bath. Lower level legal suite offers, a nice living space with an open concept living room & kitchen, 2 bedrooms, 3pc bath, storage room and laundry (shared with the rest of the house). Recent upgrades to the property includes, Suite (2021), Singles (2022), Fridge & Stove (2024) and Sump Pump & Battery Back Up (2024). An inviting back deck, patio & fire pit area, is perfect to sit back, relax & enjoy the Peace & Quiet Lifestyle and You'll love the Picturesque Views of the Amazing Sunrises, Sunsets & the Prairies! Hussar offers all basic amenities, General Store, Banking, Card Lock Gas Station, Post Office, Community Center, Ball Diamonds, Shooting Range, Curling & Hockey Rink and Camping Facilities. This Wonderful Property is located in the Village of Hussar, a Small Quiet Community known for Strong Community Spirits and a Big Heart!



Built in 2004

## Essential Information

MLS® #	A2174440
Price	\$325,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	212 3 Avenue E
Subdivision	NONE
City	Hussar
County	Wheatland County
Province	Alberta
Postal Code	T0J 1S0

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, In Floor, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Landscaped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 2nd, 2024
Days on Market	243
Zoning	R

**Listing Details**

Listing Office	RE/MAX Complete Realty
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