

# \$80,000 - 36 Selkirk Avenue, Hughenden

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MLS® #A2213102

**\$80,000**

3 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential on 1.48 Acres

Hughenden, Hughenden, Alberta

Welcome to your serene oasis just a half hour drive from both Wainwright and Provost, located in the quiet Village of Hughenden. Nestled on 1.48 acres, this mobile home offers a perfect blend of in town and country living with stunning views just behind the property. As you enter the property, you'll be greeted by mature landscaping that adds both charm and privacy to your retreat. The spacious yard features a well-tended garden, ideal for those with a green thumb, as well as a chicken coop situated at the far end, perfect for fresh eggs right from your back yard. Inside this mobile home, you'll discover 3 bedrooms and two full baths. The open concept layout enhances the sense of space, with a modern kitchen featuring a large island that's perfect for cooking and entertaining. Cozy up during the colder months with two pellet stoves, providing warmth and saving you money on heating cost. Additionally, the property boasts a 12x20 addition that serves as an ideal workshop for all your DIY projects or hobbies, giving you the flexibility and space to create. Whether you're looking to unwind in a peaceful setting or engage in your favourite activities, this property offers the best of both worlds. Don't miss the opportunity to call this place your home!



Built in 1985

## Essential Information

MLS® #	A2213102
Price	\$80,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,401
Acres	1.48
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	36 Selkirk Avenue
Subdivision	Hughenden
City	Hughenden
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 2E0

### **Amenities**

Parking	Off Street, Parking Pad, Gravel Driveway
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### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Pellet Stove, Propane
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Garden, Irregular Lot, Many Trees, Views, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                      Block

**Additional Information**

Date Listed                      April 21st, 2025  
Days on Market                17  
Zoning                              T2

**Listing Details**

Listing Office                    RE/MAX BAUGHAN REALTY

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