

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

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          | Single Wide Mobile Home, Acreage with Residence |
| 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 | Gravel Driveway, Off Street, Parking Pad |
|---------|--|

### **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, Many Trees, Views, Garden, Irregular Lot, Subdivided |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |

Foundation            Block

### **Additional Information**

Date Listed            April 21st, 2025

Days on Market      12

Zoning                T2

### **Listing Details**

Listing Office        RE/MAX BAUGHAN REALTY LTD.

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