

# \$225,000 - 525 Illingworth Avenue, Suffield

MLS® #A2243834

## \$225,000

1 Bedroom, 1.00 Bathroom, 1,634 sqft

Residential on 0.82 Acres

NONE, Suffield, Alberta

Welcome to a truly unique and versatile property in the quiet community of Suffield—just minutes from Medicine Hat. Perfectly situated along Highway #1, this expansive property spans 11 lots and offers endless possibilities for those with vision. The 1,634 sq ft building, currently equipped with a spacious kitchen layout, can be easily transformed into a distinctive residence with generous living space. Whether you're dreaming of a home with unique open-concept potential or looking to create a multi-functional family property, the flexibility here is unmatched. Features include: Eight fully serviced RV/camping stalls — ideal for accommodating guests or family visits, Two additional vacant lots — perfect for future development, garage/shop space, or simply enjoying extra room to roam, Leveled gravel areas and ample parking — ready for a variety of uses, Situated right along Highway #1 — convenient access for commuters. Whether you're looking for space, flexibility, or a blank canvas to design your dream home, this property delivers. Opportunities like this don't come up often—book your private showing today and explore the possibilities for yourself!

Built in 1986

## Essential Information

MLS® #

A2243834



Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,634
Acres	0.82
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	525 Illingworth Avenue
Subdivision	NONE
City	Suffield
County	Cypress County
Province	Alberta
Postal Code	T0J 2N0

### **Amenities**

Parking Spaces	10
Parking	Parking Pad, RV Access/Parking

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Other, See Remarks
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Mixed
Foundation	None

### **Additional Information**

Date Listed July 28th, 2025  
Days on Market 2  
Zoning HR, Hamlet Residential

### **Listing Details**

Listing Office RE/MAX MEDALTA REAL EST



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