

# \$195,000 - 11 49a Avenue, Bluffton

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MLS® #A2250617

**\$195,000**

2 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.31 Acres

NONE, Bluffton, Alberta

Welcome to this charming 1,074 sq ft bungalow tucked into the quiet hamlet of Bluffton — where small-town warmth meets affordable living.

Step inside to a spacious primary bedroom with private 2-piece ensuite, a flexible second bedroom or office, and a bright 4-piece bath. The open-concept kitchen and living room create the perfect space to gather, while the handy front-entry laundry doubles as a mudroom with plenty of storage for coats, boots, and supplies. Outside, enjoy the freedom of two large lots totaling 13,561 sq ft. A double detached garage provides room for vehicles and a work space, while a garden shed and children's playset add extra value for family living. Bluffton homeowners benefit from low property taxes, their own water well, and municipal septic for under \$75/year — a rare combination of convenience and savings. If you've been dreaming of an affordable, easy-to-maintain home with plenty of space inside and out, this bungalow is calling your name.



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2250617  |
| Price      | \$195,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,074       |
| Acres          | 0.31        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 11 49a Avenue |
| Subdivision | NONE          |
| City        | Bluffton      |
| County      | Ponoka County |
| Province    | Alberta       |
| Postal Code | T0C 0M0       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters, Storage                        |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Basement          | None                                              |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Back Lane, Back Yard, Corner Lot    |
| Roof              | Metal                               |
| Construction      | Vinyl Siding                        |
| Foundation        | Poured Concrete, Combination, Other |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 7                 |
| Zoning         | UR                |

**Listing Details**

Listing Office                      CIR Realty

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