

# \$229,000 - 4 50 Avenue, Bluffton

MLS® #A2239373

## \$229,000

3 Bedroom, 3.00 Bathroom, 1,471 sqft  
Residential on 0.27 Acres

NONE, Bluffton, Alberta

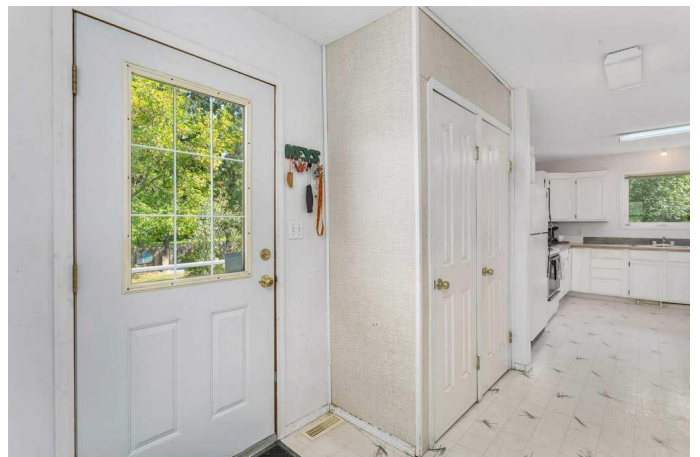
Nestled in the heart of Bluffton, this delightful 3-bedroom, 3-bathroom bungalow offers peaceful, single-level living on a generous 0.27-acre lot. With 1,458 square feet of thoughtfully designed space, this home combines comfort, practicality, and natural beautyâ€”making it a perfect fit for snowbirds, families, or singles alike.

The fully landscaped yard is a true highlight, featuring mature trees, including a productive Saskatoon tree, and a large garden ready for your green thumb. The expansive lot provides privacy, shade, and ample room to enjoy outdoor living.

Built on 4' ICF block walls, the home includes a crawl space that offers additional storage. Inside, you'll find a welcoming layout with well-sized bedrooms and plenty of space for everyday living and entertaining.

Practical features include a private well and connection to the municipal sewage systemâ€”at an incredibly low cost of just \$64 per year. For those who need extra workspace or storage, the 16' x 24' garage with a wood floor could serve as a handymanâ€™s dream workshop. An additional 12' x 16' shed and ample parking complete the package.

Located in one of the most affordable areas in Alberta, Bluffton offers the advantage of lower property taxes and a welcoming community



atmosphere.

Don't miss this rare opportunity to own a beautifully maintained home on a large lot, where affordability meets quality living.

Built in 1997

### Essential Information

MLS® #	A2239373
Price	\$229,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.27
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4 50 Avenue
Subdivision	NONE
City	Bluffton
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

### Amenities

Parking Spaces	4
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	July 12th, 2025
Days on Market	65
Zoning	UR

## Listing Details

Listing Office	CIR Realty
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