

\$250,000 - 4 50 Avenue, Bluffton

MLS® #A2239373

\$250,000

3 Bedroom, 3.00 Bathroom, 1,458 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 beauty—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 system—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 handyman'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	\$250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,458
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	See Remarks, Crawl Space

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	27
Zoning	UR

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.