

## \$169,900 - 418 Hwy 13 W, Alder Flats

MLS® #E4409338

**\$169,900**

2 Bedroom, 1.00 Bathroom, 1,423 sqft

Single Family on 0.99 Acres

Alder Flats\_CWET, Alder Flats, AB

Situated on almost one full acre this property has lots to offer. The 1950's home has fresh paint and measures 1422.89sq/ft. The main floor has a kitchen that is open to the living room with lots of windows allowing in natural light and kept cozy by a wood fire place. Two bedrooms, a four piece bathroom, family room, mudroom entrance, and laundry room make up the remainder of the main floor before heading down to the unfinished basement. Decks located off the front and back of the home are perfect for your morning coffee or unwinding after a long day. Next is the 36'x26' workshop that has power along with heat. 3 sheds are also on the property with the largest two having power. The yard is fully landscaped with lots of mature trees and apple trees. All located right off pavement and just down the road from the school.

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4409338  |
| Price          | \$169,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,423     |
| Acres          | 0.99      |



|            |                        |
|------------|------------------------|
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 418 Hwy 13 W     |
| Area        | Alder Flats      |
| Subdivision | Alder Flats_CWET |
| City        | Alder Flats      |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T0C 0A0          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Fire Pit, See Remarks                   |
| Parking   | Front Drive Access, Heated, Shop, See Remarks |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Washer |
| Heating      | Forced Air-1, Natural Gas                                      |
| Fireplace    | Yes  |
| Fireplaces   | Freestanding, Tile Surround, See Remarks                       |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Schools, Treed Lot, See Remarks |
| Roof              | Metal  |
| Construction      | Wood, Vinyl  |
| Foundation        | Block, Concrete Perimeter  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2024 |
| Days on Market | 208               |

## Zoning

## Zone 90

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Listing information last updated on May 2nd, 2025 at 10:48am MDT