

\$67,500 - 36 Selkirk Avenue, Hughenden

MLS® #A2238408

\$67,500

3 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential on 1.48 Acres

Hughenden, Hughenden, Alberta

Looking for a property where you can build sweat equity and enjoy peaceful country living? This 3-bedroom, 2-bath mobile home sits on a massive 1.48 acre lot in the quiet Village of Hughenden—just 30 minutes from both Wainwright and Provost. With mature trees, open space, and stunning backyard views, this property offers the perfect balance of in-town convenience and country privacy. There's large garden, a chicken coop ready for your own fresh eggs, and plenty of space to expand or customize. Inside, the home offers an open layout with functional flow. Two pellet stoves provide affordable, cozy heating in the colder months. The kitchen features a large central island, and the 12x20 addition makes an ideal workshop, studio, or storage area for your hobbies or projects. Some cosmetic updates are needed, but that's where the opportunity lies—bring your ideas and are this home your own. Whether you're a first-time buyer looking to build equity, a DIY enthusiast, or an investor seeking a value-add property, this acreage offers room to grow—both inside and out.

Built in 1985

Essential Information

MLS® # A2238408

Price \$67,500

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,401
Acres	1.48
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	36 Selkirk Avenue
Subdivision	Hughenden
City	Hughenden
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 2E0

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air, Pellet Stove, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Irregular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

Additional Information

Date Listed	July 10th, 2025
-------------	-----------------

Days on Market	24
Zoning	T2

Listing Details

Listing Office	RE/MAX BAUGHAN 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.