

# \$125,000 - 218 2 Avenue E, Youngstown

MLS® #A2189904

**\$125,000**

3 Bedroom, 1.00 Bathroom, 1,050 sqft

Residential on 0.14 Acres

NONE, Youngstown, Alberta

This charming, well maintained home in Youngstown offers comfort and privacy, making it the perfect choice for those seeking a practical yet serene living space. The oversized single garage provides direct access to the house, keeping you warm and safe while carrying in groceries. With a large kitchen and spacious living room, it's ideal for cooking and entertaining. Comfortable carpeting ensures a cozy feel year round, while the private backyard, enclosed by a cedar fence, offers a peaceful outdoor retreat. The front yard features blooming lilacs in the summer, providing both beauty and natural privacy. A large, south facing front window lets in abundant light and offers picturesque views. Electric blackout shutters, locking windows, and a wheelchair-accessible front entry add convenience and security. A doorbell camera is also installed for added peace of mind. Plus, a natural gas-powered genset ensures you're never without power during an outage. This home blends comfort, functionality, and charm in a tranquil community! don't miss the chance to make it yours! (Summer photos are from 2024 to show beauty of Lilacs!)

Built in 1960

## Essential Information

MLS® #                      A2189904

Price                        \$125,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,050       |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 218 2 Avenue E |
| Subdivision | NONE           |
| City        | Youngstown     |
| County      | Special Area 3 |
| Province    | Alberta        |
| Postal Code | T0J 3P0        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Parking Pad, Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Attached |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks, Sump Pump(s)  |
| Appliances        | Refrigerator, Washer, Window Coverings, Electric Stove, Electric Water Heater, Gas Dryer |
| Heating           | Natural Gas, High Efficiency   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Rectangular Lot, Back Yard     |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |

Foundation                Poured Concrete

**Additional Information**

Date Listed                January 30th, 2025  
Days on Market            94  
Zoning                      Residential

**Listing Details**

Listing Office              RE/MAX Real Estate (Central)

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