

# \$85,000 - 221 2 Avenue N, Chinook

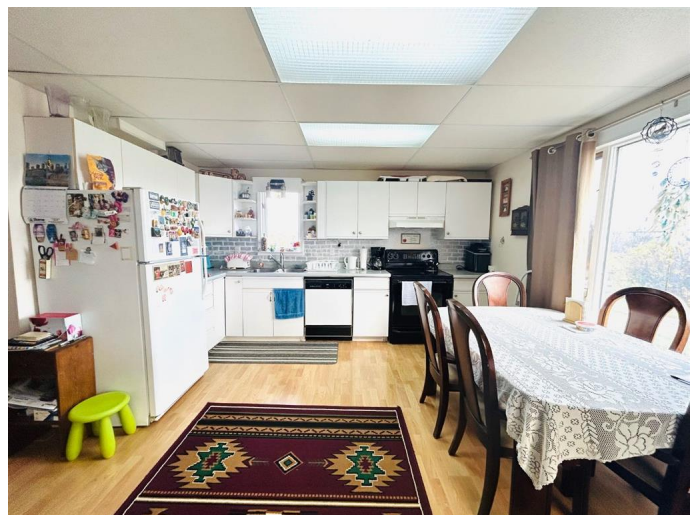
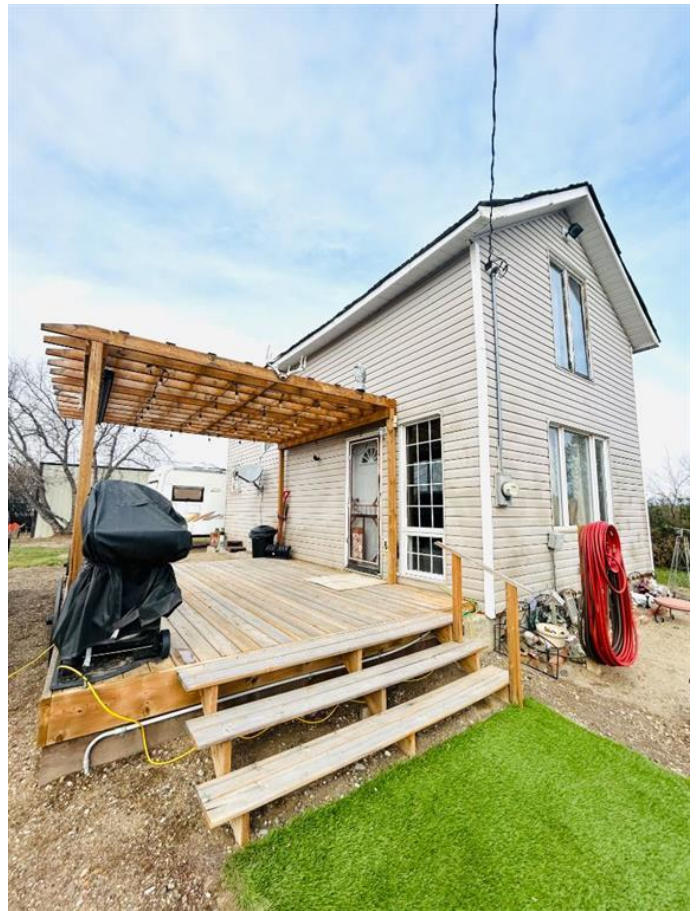
MLS® #A2244809

**\$85,000**

2 Bedroom, 1.00 Bathroom, 960 sqft  
Residential on 0.86 Acres

NONE, Chinook, Alberta

Welcome to this unique and expansive property located in the peaceful hamlet of Chinook, Alberta. Offering 6 lots and a 2-storey home, this property provides the perfect setting for family gatherings, hobbies, or simply enjoying quiet, comfortable living. This 960 sq. ft. home features 2 bedrooms and 1 bath, with large closets for ample storage. The home is designed for relaxation and practicality, showcasing vinyl siding, cedar shake shingles, and a rear-entry deck with a wood pergola, ideal for enjoying the outdoors. The 5-piece bathroom is complete with a bidet and a relaxing jet tub. For added convenience, the basement includes a laundry area, utilities, and tool storage. The property hosts a large lawn space in both the front and back, with the back lawn offering excellent potential for a garden or additional outdoor activities. Included with the property are several additional structures and valuable features: A cozy cabin with an indoor seating area, heating, and tool storage. A 20' x 20' garden storage shed perfect for equipment or additional storage. A 20' x 28' converted older home with new shingles and a garage door, offering flexible usage options. An additional 8' x 20' cabin perfect for outdoor accommodation in the summer months. This property also includes various tools, equipment, and home furnishings, making the home ready to move in with all yard maintenance accessories included. A list of these items is available upon request.



For outdoor enthusiasts, the property features a drive-through driveway with ample room for RV parking. Whether you’re looking to host family gatherings or enjoy peaceful, rural living, this property is a must-see! Contact your local Realtor to book a showing today!

Built in 1940

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244809    |
| Price          | \$85,000    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 960         |
| Acres          | 0.86        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 221 2 Avenue N |
| Subdivision | NONE           |
| City        | Chinook        |
| County      | Special Area 3 |
| Province    | Alberta        |
| Postal Code | T0J0R0         |

**Amenities**

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                             |
| Parking        | Additional Parking, Alley Access, Off Street, RV Access/Parking, Drive Through, Gravel Driveway                               |

**Interior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Bidet, Bookcases, Ceiling Home, Storage, Wood Windows |
| Appliances        | Dishwasher, Dryer, Freezer,                           |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Full, Partially Finished                              |



## Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Entrance                                                                                                                               |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Gentle Sloping, Lawn, No Neighbours Behind, Private, Secluded, Views, Cleared |
| Roof              | Cedar Shake                                                                                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 16              |
| Zoning         | HG              |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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