

# \$105,000 - 218 2 Avenue E, Youngstown

MLS® #A2189904

**\$105,000**

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                         \$105,000



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

### Interior

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

### Exterior

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

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      January 30th, 2025  
Days on Market                141  
Zoning                              Residential

**Listing Details**

Listing Office                    4th Street Holdings Ltd.

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