

# \$140,000 - 308 2 Avenue, Youngstown

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MLS® #A2201526

**\$140,000**

3 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.26 Acres

NONE, Youngstown, Alberta

Charming & Affordable 4-Bedroom Home – Move-In Ready! Looking for a great find? This spacious and well-maintained 4-bedroom, 3-bathroom home is the perfect choice for an affordable family home. Move-in ready, it offers plenty of potential to add your own personal touches! Step inside and enjoy the bright and inviting living room, where large south-facing windows fill the space with natural light. The beautifully installed vinyl plank flooring – just a few years old – adds modern appeal and durability. The master bedroom features a private 2-piece ensuite, offering a quiet retreat. Downstairs, you’ll love the expansive family room, complete with a wet bar, making it ideal for entertaining. You’ll also find an additional bedroom, a 3-piece bathroom, and a laundry room for convenience. Sitting on a lot and a half, this property offers ample yard space with mature trees providing privacy and natural shade. Stay cool all summer with central AC and take advantage of the detached garage, which includes parking and a workshop area. Located in a central neighborhood, this home is just minutes from the school and close to amenities. ?? Don’t miss out – schedule your showing today!

Built in 1968

## Essential Information

MLS® #

A2201526



Price	\$140,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,143
Acres	0.26
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	308 2 Avenue
Subdivision	NONE
City	Youngstown
County	Special Area 3
Province	Alberta
Postal Code	T0J 3P0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	1

### Interior

Interior Features	Bar
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Wood

### **Additional Information**

Date Listed                March 11th, 2025

Days on Market            66

Zoning                      Residential

### **Listing Details**

Listing Office              eXp Realty



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