

# \$119,000 - 220 1 Avenue Se, Youngstown

MLS® #A2196605

**\$119,000**

2 Bedroom, 1.00 Bathroom, 924 sqft

Residential on 0.72 Acres

NONE, Youngstown, Alberta

This well-maintained, easy-to-care-for older mobile home features 2 bedrooms and 1 bathroom, set on a generous double lot that you own—no mobile home pad fees. Inside, you'll find a newer propane furnace, fresh paint throughout and updated flooring in the bathroom. With no stairs, this home offers simple living. Step out onto the large east-facing deck off the kitchen, perfect for enjoying the warm weather. The 0.72-acre property, consisting of five individual lots, provides ample space to add additional buildings or store recreational vehicles. Plus, the home is connected to both water and sewer services from the village. Located just 30 minutes from Hanna, this home meets the high standards for manufactured homes in British Columbia, ensuring quality, safety, and durability. An outdoor shed provides even more storage space. A place to call home, where comfort and space meet!

Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2196605  |
| Price          | \$119,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 924       |
| Acres          | 0.72      |



|            |             |
|------------|-------------|
| Year Built | 1974        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Mobile      |
| Status     | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 220 1 Avenue Se |
| Subdivision | NONE            |
| City        | Youngstown      |
| County      | Special Area 3  |
| Province    | Alberta         |
| Postal Code | T0J 3P0         |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)                              |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Heat Pump, Propane                          |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Storage                         |
| Lot Description   | Corner Lot, Cleared, Open Lot   |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame, Cedar, Metal Siding |
| Foundation        | Pillar/Post/Pier                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2025 |
| Days on Market | 59                  |
| Zoning         | R1                  |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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