

201 3 Avenue SE  
Youngstown, Alberta

MLS # A2261865

**\$74,900**



|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 1,230 sq.ft.                   | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached         |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                      |               |                   |
| <b>Lot Feat:</b> | Cleared, Corner Lot            |               |                   |

|                    |                              |                   |    |
|--------------------|------------------------------|-------------------|----|
| <b>Heating:</b>    | Central                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle, Metal       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Metal Siding                 | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete, See Remarks | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                  |                   |    |

**Inclusions:** N/A

This 2 bedroom and 1bathroom mobile home offers a great layout with an additional entrance leading into a versatile mud/flex room. This space includes it's own furnace and basement area, giving you extra storage and the opportunity to develop it to suit your needs. Set on one of the first home sites in Youngstown, the property has been expanded with an addition and offers a peaceful setting to call home. Step outside to enjoy the covered deck that's perfect for relaxing and a fenced yard with extra storage. A true bonus is the oversized 26' x 28' garage with a solid metal roof, plenty of space for two vehicles and extra room for tools or a workshop. The wood-burning stove makes it a warm, practical space year-round. If you're looking for an affordable home with excellent potential, this is one you won't want to miss!