

220 1 Avenue SE  
Youngstown, Alberta

MLS # A2288617



## \$80,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.72 Acre		
<b>Lot Feat:</b>	Cleared, Corner Lot, Open Lot		

**Heating:** Heat Pump, Propane

**Floors:** Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Cedar, Metal Siding , Wood Frame

**Foundation:** Pillar/Post/Pier

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

This well-maintained, easy-to-care-for 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!