



GRASSROOTS
REALTY GROUP

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219 1 Avenue E
Youngstown, Alberta

MLS # A2258948



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,092 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	None		
Lot Size:	0.86 Acre		
Lot Feat:	Cleared, Corner Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Wet Bar		

Inclusions:	N/A
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Nearly new and designed for comfort, this impressive property sits on a lot made up of six 50'x125' parcels with three separate titles, giving you a wide sections of land. Topped with a durable metal roof, the home combines quality construction with thoughtful design. Inside, the heart of the home is the spacious kitchen and dining area that flows into a generous living room. The primary suite includes a walk-in closet and a luxurious ensuite complete with jetted tub, dual sinks, and a 5' shower with dual heads. On the opposite side of the home, you'll find two oversized bedrooms and a full 3-piece bath with another 5' shower. The lower level is partially finished and offers 9-foot ceilings, giving it a bright, open feel and plenty of room to customize to your liking. It currently features a family room with cabinetry, dishwasher, and fridge, as well as a full bathroom and storage space. A separate basement entry connects through the sunroom, which boasts three sliding doors and offers a bright, all-season retreat. Outdoor living is well planned with large front and back decks, mature trees and plenty of space for gardening. Accessibility is built in with a wheelchair-friendly ramp. Extras include a 12x20 shed, an additional 21x22 storage shed, and a large concrete pad perfect for RV parking or to accommodate a future garage.