



GRASSROOTS
REALTY GROUP

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108 5 Avenue
Youngstown, Alberta

MLS # A2295640



\$367,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	3 Level Split		
Size:	3,765 sq.ft.	Age:	2003 (23 yrs old)
Beds:	7	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.72 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Slab	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this truly one-of-a-kind country retreat in the charming village of Youngstown! This spacious 7-bedroom, 3-bathroom home offers a rare opportunity to enjoy peaceful rural living while providing incredible flexibility for a variety of lifestyles and uses. Step inside to an inviting open-concept layout where the living, dining, and kitchen areas flow seamlessly together—perfect for hosting, entertaining, or comfortable everyday living. Warm country-inspired finishes add charm and character, creating a cozy and welcoming atmosphere from the moment you arrive. With seven generously sized bedrooms, this home is ideal for large families, multi-generational living, or those seeking additional space for guests or home offices. The three well-appointed bathrooms ensure convenience for both family life and visitors alike. This property truly shines in its versatility. Situated on an impressive 12 lots, it offers excellent potential for a hobby farm—previously home to chickens and horses, the space is well-suited for animals, gardening, or creating your own self-sufficient lifestyle. In addition, the size and layout make this property an attractive option for income-generating opportunities. Whether you’re considering renting out rooms, operating an Airbnb, or starting a charming bed & breakfast, the space and setting are perfectly suited to bring that vision to life. Additional features include ample storage throughout and an attached heated garage, providing comfort and practicality year-round—especially during Alberta winters. Located in the welcoming community of Youngstown, you’ll enjoy small-town living with convenient amenities including a K‐12 school, coffee shop, gas station, and more. Ideally situated just 55 km from Hanna and 60 km from Oyen, this property offers the perfect balance of rural tranquility and

accessibility. If you've been searching for space, opportunity, and the charm of country living, this unique Youngstown property delivers. Whether you're dreaming of a hobby farm, a home-based business, or simply room to grow, the possibilities here are truly endless. Be sure to take a look at the 3D tour! Call your agent today to set up your viewing.