



GRASSROOTS
REALTY GROUP

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212 5 Avenue SE
Youngstown, Alberta

MLS # A2253707



\$109,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	897 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Aluminum Siding , Wood Frame
Foundation:	Block
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: N/A

Welcome to this well-maintained 4-bedroom bungalow nestled in the heart of Youngstown. Sitting on a generous oversized lot, this 897 sq/ft single-family home offers a fantastic opportunity for first-time buyers, young families, or savvy investors looking for value and potential. Step inside to discover a bright and welcoming main floor, currently receiving a full fresh coat of paint throughout. The layout includes 2 bedrooms upstairs and a 4 piece bathroom, along with 2 more bedrooms downstairs and a large family room, offering flexible space kids, a home office, or guest accommodation. The home features updated windows (excluding the living room and basement), providing improved energy efficiency and comfort. Shingles were replaced just 2 years ago, giving peace of mind to future owners. Located just steps from the local school, this property is ideal for families with young children or those wanting a quiet, community-oriented neighborhood. Don't miss out on this opportunity, call today to book a showing.