



**GRASSROOTS**  
REALTY GROUP

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**310 2 Avenue SE**  
**Youngstown, Alberta**

**MLS # A2268598**



**\$164,900**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                      |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bungalow                                  |               |                   |
| <b>Size:</b>     | 872 sq.ft.                                | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 3                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | RV Access/Parking, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.29 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees                      |               |                   |

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas           |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum        |
| <b>Roof:</b>       | Asphalt Shingle                   |
| <b>Basement:</b>   | Full                              |
| <b>Exterior:</b>   | Other, Stucco                     |
| <b>Foundation:</b> | Wood                              |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-1 |
| <b>Utilities:</b> | -   |

**Inclusions:** Shed x2, Gas Furnance in Garage (as is) , Outdoor bench

Rare opportunity in the tranquil Village of Youngstown! This versatile property boasts a double lot, single detached garage, and convenient RV parking—perfect for vehicles, hobbies, and outdoor enjoyment. Enjoy the quiet surroundings while being close to local amenities.