

# \$385,000 - 219 1 Avenue E, Youngstown

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MLS® #A2258948

**\$385,000**

4 Bedroom, 4.00 Bathroom, 2,092 sqft

Residential on 0.86 Acres

NONE, Youngstown, Alberta

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.

Built in 2014



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2258948          |
| Price          | \$385,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,092             |
| Acres          | 0.86              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 219 1 Avenue E |
| Subdivision | NONE           |
| City        | Youngstown     |
| County      | Special Area 3 |
| Province    | Alberta        |
| Postal Code | T0J 3P0        |

## Amenities

|                |      |
|----------------|------|
| Parking Spaces | 6    |
| Parking        | None |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Range, Refrigerator, Washer                  |
| Heating           | In Floor, Forced Air, Natural Gas                               |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full                                                            |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Cleared, Corner Lot |
| Roof              | Asphalt Shingle     |

|              |                                                    |
|--------------|----------------------------------------------------|
| Construction | Vinyl Siding, Wood Frame, Manufactured Floor Joist |
| Foundation   | Poured Concrete                                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 45                   |
| Zoning         | R1                   |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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