

**15 1 Avenue E  
Acadia Valley, Alberta**

**MLS # A2244895**



**\$75,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Driveway, Off Street, On Street, Single Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Standard Shaped Lot, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	HR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	Portable A/C Unit, Blinds/Window Coverings		

Welcome to this well maintained 2-bedroom, 1-bath home located in the heart of Acadia Valley, directly across from the arena, diner and walking distance to event centre. Offering 1,038 sq ft of comfortable living space, this home features a spacious living area with laminate flooring and an eat-in kitchen with ample counter space. The updated 4-piece bathroom includes a new tub surround, vanity, and toilet. Main floor laundry is tucked neatly into its own main level space with built in cabinet storage space. Exit through the large rear mudroom entry into a fully fenced yard, complete with chain-link fencing. The 12' x 22' single detached garage includes a manual lift door and is complemented by both a paved driveway and additional rear parking. A brand new concrete walkway leads to the back entry for easy access year-round. Downstairs, the basement is clean, cleared, and features two sump pumps, offering peace of mind. Enjoy long term savings and efficiency with a new tankless hot water system and upgraded electrical (2022). Additional upgrades include low maintenance metal roofing and updated vinyl siding for a modern look. This property is ideal for first-time buyers, retirees, rental income or anyone seeking a quiet and affordable place to call home. Contact your local realtor to schedule your showing today!