

**212 5 Avenue SE  
Youngstown, Alberta****MLS # A2253707****\$109,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Aluminum Siding , Wood Frame
<b>Foundation:</b>	Block
<b>Features:</b>	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.