

**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 (51 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>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		
<b>Inclusions:</b>	Shed x2, Gas Furnace 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.