

\$234,900 - 113 1 Avenue, Leslieville

MLS® #A2105118

\$234,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.34 Acres

NONE, Leslieville, Alberta

2010 modular home, original owner of home moved it onto a double lot in Leslieville in 2011. The lot is 100X150 which has a double insulated garage 24X26 with 2-220 outlets, shelving and workshop. The existing drilled well is contained in the pump house (new pressure tank & pump) and the shed is 8X12. The mobile pad was built solid with a lot of gravel complete with a moisture barrier on top, the mobile is anchored in 6 places-as per CSA standards. The mobile has a porch addition 10X12 which is insulated & the dog run is to the north. The 10X41 pressure treated deck with ramp allows for wheel chair access and a newly covered area by the addition has been added for a nice place to sit in the summer. The home has a large master with full ensuite & walk-in closet, 2 additional bedrooms, full main bath and an open living room, dining & kitchen area with cathedral ceiling. All the doors are wood inside the home and it has lovely additional features. The yard has some raised garden spots and there are apple, lilac trees, flowers & shrubs. Excellent drinking water and low cost of living with the utilities, taxes & municipal fees! Close to New High School and Elementary School.

Built in 2010

Essential Information

MLS® # A2105118

Price \$234,900



Sold Price	\$222,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.34
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	113 1 Avenue
Subdivision	NONE
City	Leslieville
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Detached, Gravel Driveway, RV Access/Parking

Interior

Interior Features	Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Lane, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot
Roof	Asphalt

Construction	See Remarks, Wood Frame
Foundation	Block, Wood

Additional Information

Date Listed	February 1st, 2024
Date Sold	June 7th, 2024
Days on Market	127
Zoning	HR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
----------------	------------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.