

# \$235,000 - 229 2 Avenue, Leslieville

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MLS® #A2116187

## \$235,000

1 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.35 Acres

NONE, Leslieville, Alberta

Welcome to 229 2 Avenue in Leslieville. A charming bungalow situated on 0.35 acres overlooking the Lobstick Creek. The massive corner lot has no immediate neighbours and has a detached, single car garage, greenhouse, garden boxes, and towering trees. Inside you will find timeless woodwork throughout the home. The open concept layout features the main floor living area filled with natural light and big enough to accommodate all your furniture. The gorgeous kitchen boasts floor to ceiling wood cabinetry, a huge island with a gas cooktop and a double sink, as well as tile floors. Open the patio door off the dining area to enjoy your summer nights on your covered deck. A 4 piece bathroom is just down the hall. The primary has a walk through closet leading to the stunning ensuite with a huge soaker tub in the corner and a stand up shower. Downstairs is ready for your personal touch to make it your own! With a little bit of work and love, this home will be an absolute stunner.

Built in 1967

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2116187  |
| Price      | \$235,000 |
| Sold Price | \$235,000 |
| Bedrooms   | 1         |
| Bathrooms  | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,054       |
| Acres          | 0.35        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 229 2 Avenue      |
| Subdivision | NONE              |
| City        | Leslieville       |
| County      | Clearwater County |
| Province    | Alberta           |
| Postal Code | T0M 1H0           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | RV Access/Parking, Single Garage Detached |
| Waterfront     | See Remarks                               |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Soaking Tub |
| Appliances        | See Remarks                                                                                    |
| Heating           | High Efficiency, Forced Air                                                                    |
| Cooling           | Other                                                                                          |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Partially Finished                                                                       |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                              |
| Lot Description   | Back Yard, Corner Lot, No Neighbours Behind, Landscaped, See Remarks, Treed, Views |
| Roof              | Shingle                                                                            |
| Construction      | Wood Siding                                                                        |
| Foundation        | Poured Concrete                                                                    |

### Additional Information

|                        |                    |
|------------------------|--------------------|
| Date Listed            | April 10th, 2024   |
| Date Sold              | May 5th, 2024      |
| Days on Market         | 25                 |
| Zoning                 | HR                 |
| HOA Fees               | 0.00               |
| <b>Listing Details</b> |                    |
| Listing Office         | Century 21 Maximum |



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