

\$205,500 - 125 1st Avenue, Leslieville

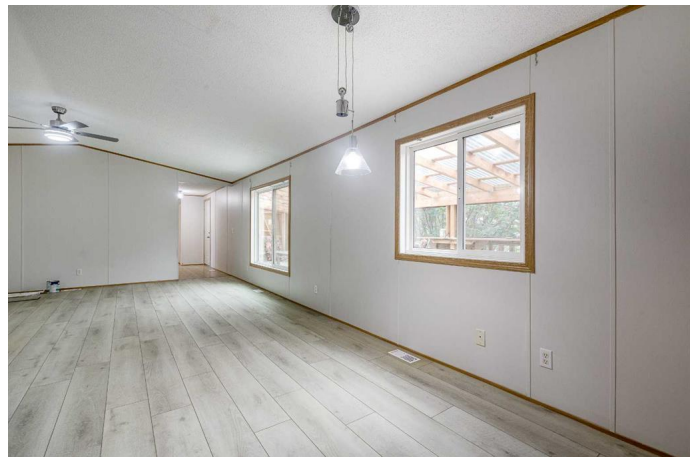
MLS® #A2162414

\$205,500

3 Bedroom, 2.00 Bathroom, 1,508 sqft
Residential on 0.32 Acres

NONE, Leslieville, Alberta

Nestled in the heart of Leslieville, Alberta - moments away from the bustling conveniences of Rocky and Sylvan - this updated mobile home boasts comfortable living! Occupying two fully-serviced lots, the property unveils an environment of open-concept design, vaulted ceilings, and a blend of inviting spaces. As you step inside, you're greeted by an expansive living area that seamlessly integrates with the kitchen, creating an ideal setting for entertaining or relaxed family evenings. The home's thoughtful layout features a large utility / laundry room and a spacious primary bedroom, complete with a four-piece ensuite bathroom and a soothing soaker tub! Two additional bedrooms are thoughtfully positioned at the opposite end of the home, providing privacy and comfort, along with easy access to a second four-piece bathroom. Outside, the property boasts a generously sized, covered deck surrounded by lush, mature trees, offering a private oasis for three-season enjoyment. Recent enhancements include freshly painted ceilings and walls, upgraded light fixtures (remote controlled fan with dimming option), floor vents, electrical switch plates, and select flooring upgrades. Leslieville presents itself as a warm, family-friendly community, complete with new amenities such as a school and firehall, and popular local cafe-pub, all within a leisurely stroll from your front doorstep. This mobile home represents not just a living space, but a lifestyle opportunity for those



seeking tranquility, convenience, and small town living.

Built in 2005

Essential Information

MLS® #	A2162414
Price	\$205,500
Sold Price	\$205,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	0.32
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	125 1st Avenue
Subdivision	NONE
City	Leslieville
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Parking Spaces	4
Parking	Front Drive, Off Street, Rear Drive

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dryer, Refrigerator, Range Hood, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	September 9th, 2024
Date Sold	November 28th, 2024
Days on Market	79
Zoning	HR
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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