

# \$80,000 - 105 1 Avenue, Sunnynook

MLS® #A2262512

**\$80,000**

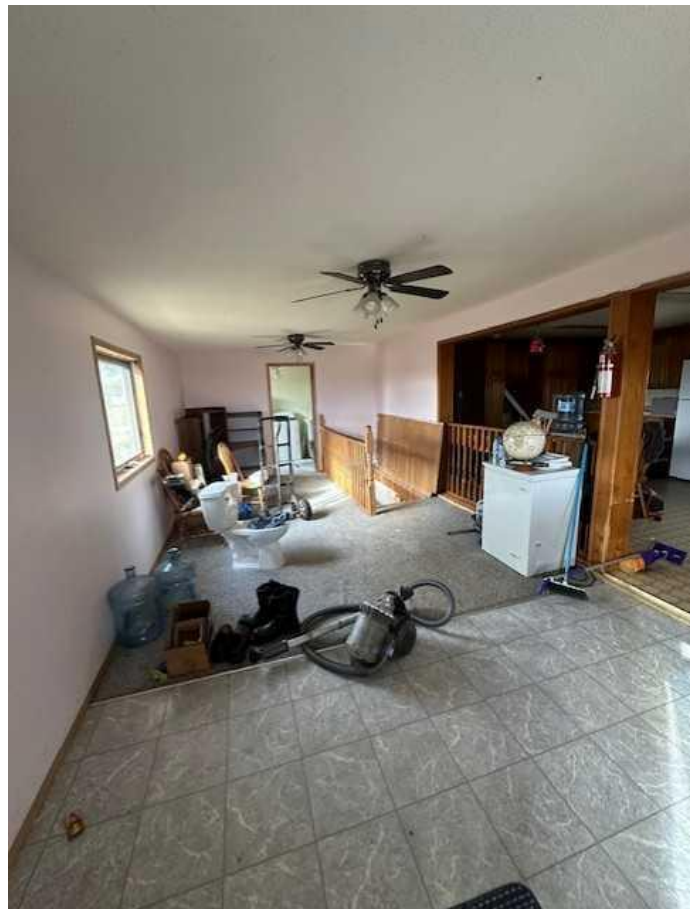
3 Bedroom, 1.00 Bathroom, 1,519 sqft

Residential on 0.86 Acres

NONE, Sunnynook, Alberta

Discover the potential in this unique property featuring a 1981 mobile home with a spacious 629 sq/ft addition built onto the side, complete with a full basement under the addition.

Offering 3 bedrooms and 1 bathroom, this home provides comfortable living space with plenty of room to grow. A detached 2-car garage and two additional storage buildings give you ample space for vehicles, tools, and outdoor equipment. Situated on a generous parcel that includes a total of 21 lots on 3 titles, the property offers exceptional flexibility—whether you're looking to expand, garden, or simply enjoy the open space. It has both municipal water service and a private well, giving you added utility options. Located in a quiet, peaceful community with no formal services, this property is ideal for those seeking privacy, simplicity, and the freedom to use the land as they wish. Whether you're a homeowner, investor, or developer, this is an opportunity with real potential.



Built in 1981

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2262512 |
| Price      | \$80,000 |
| Sold Price | \$75,000 |
| Bedrooms   | 3        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |

|                |                         |
|----------------|-------------------------|
| Square Footage | 1,519                   |
| Acres          | 0.86                    |
| Year Built     | 1981                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Sold                    |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 105 1 Avenue   |
| Subdivision | NONE           |
| City        | Sunnynook      |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J3T0         |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Off Street, Double Garage Detached |

### **Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Laminate Counters           |
| Appliances        | None                        |
| Heating           | Forced Air                  |
| Cooling           | None                        |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Level                       |
| Roof              | Metal                       |
| Construction      | Wood Frame, Aluminum Siding |
| Foundation        | Wood                        |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | October 6th, 2025 |
| Date Sold   | October 6th, 2025 |
| Zoning      | Hamlet General    |

|                        |            |
|------------------------|------------|
| HOA Fees               | 0.00       |
| <b>Listing Details</b> |            |
| Listing Office         | eXp Realty |



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.