

# **\$79,000 - 15 1 Avenue E, Acadia Valley**

MLS® #A2244895

**\$79,000**

2 Bedroom, 1.00 Bathroom, 1,038 sqft

Residential on 0.14 Acres

NONE, Acadia Valley, Alberta

Welcome to this well maintained 2-bedroom, 1-bath home located in the heart of Acadia Valley, directly across from the arena, diner and walking distance to event centre. Offering 1,038 sq ft of comfortable living space, this home features a spacious living area with laminate flooring and an eat-in kitchen with ample counter space. The updated 4-piece bathroom includes a new tub surround, vanity, and toilet. Main floor laundry is tucked neatly into its own main level space with built in cabinet storage space. Exit through the large rear mudroom entry into a fully fenced yard, complete with chain-link fencing. The 12' x 22' single detached garage includes a manual lift door and is complemented by both a paved driveway and additional rear parking. A brand new concrete walkway leads to the back entry for easy access year-round.

Downstairs, the basement is clean, cleared, and features two sump pumps, offering peace of mind. Enjoy long term savings and efficiency with a new tankless hot water system and upgraded electrical (2022). Additional upgrades include low maintenance metal roofing and updated vinyl siding for a modern look.

This property is ideal for first-time buyers, retirees, rental income or anyone seeking a quiet and affordable place to call home. Contact your local realtor to schedule your showing today!



Built in 1955

## Essential Information

MLS® #	A2244895
Price	\$79,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,038
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	15 1 Avenue E
Subdivision	NONE
City	Acadia Valley
County	Acadia No. 34, M.D. of
Province	Alberta
Postal Code	T0J0A0

## Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Driveway, Off Street, On Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Street Lighting, Standard Shaped Lot
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	HR

### **Listing Details**

Listing Office	Harvest Real Estate
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