\$75,000 - 15 1 Avenue E, Acadia Valley

MLS® #A2244895

\$75,000

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!







Essential Information

MLS®# A2244895 Price \$75,000

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

Acadia No. 34, M.D. of County

Province Alberta Postal Code T0J0A0

Amenities

Parking Spaces 3

Off Street, Additional Parking, Alley Access, Driveway, On Street, Single Parking

Garage Detached

1 # of Garages

Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Storage,

Vinyl Windows, Sump Pump(s), Tankless Hot Water

Appliances Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas Wall/Window Unit(s)

Cooling

Has Basement Yes

Full, Unfinished Basement

Exterior

Exterior Features Fire Pit, Rain Gutters

Lot Description Back Yard, Front Yard, Lawn, Level, Street Lighting, Back Lane,

Standard Shaped Lot

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 31st, 2025

Days on Market 94

Zoning HR

Listing Details

Listing Office Harvest Real Estate

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