

# \$74,900 - 201 3 Avenue Se, Youngstown

MLS® #A2261865

**\$74,900**

2 Bedroom, 1.00 Bathroom, 1,230 sqft

Residential on 0.14 Acres

NONE, Youngstown, Alberta

This 2 bedroom and 1 bathroom mobile home offers a great layout with an additional entrance leading into a versatile mud/flex room. This space includes it's own furnace and basement area, giving you extra storage and the opportunity to develop it to suit your needs.

Set on one of the first home sites in Youngstown, the property has been expanded with an addition and offers a peaceful setting to call home. Step outside to enjoy the covered deck that's perfect for relaxing and a fenced yard with extra storage.

A true bonus is the oversized 26' x 28' garage with a solid metal roof, plenty of space for two vehicles and extra room for tools or a workshop. The wood-burning stove makes it a warm, practical space year-round.

If you're looking for an affordable home with excellent potential, this is one you won't want to miss!

Built in 1972

## Essential Information

MLS® #	A2261865
Price	\$74,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,230
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	201 3 Avenue Se
Subdivision	NONE
City	Youngstown
County	Special Area 3
Province	Alberta
Postal Code	T0J3P0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Cleared
Roof	Asphalt Shingle, Metal
Construction	Metal Siding
Foundation	Poured Concrete, See Remarks

### Additional Information

Date Listed	October 2nd, 2025
Days on Market	2

Zoning

RG

Listing Details

Listing Office

Real Estate Centre

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.