\$255,900 - 105 Railway Avenue E, Acadia Valley

MLS® #A2202800

\$255,900

2 Bedroom, 2.00 Bathroom, 1,356 sqft Residential on 0.22 Acres

NONE, Acadia Valley, Alberta

Welcome to this beautifully updated 1-level bungalow in the heart of Acadia Valley! Built in 2005 and offering 1,356 sq. ft. of thoughtfully designed living space, this 2-bedroom, 2-bathroom home is perfect for those seeking comfort, convenience, and modern upgrades.

Step inside to find new vinyl plank flooring, freshly painted walls, and updated light fixtures, including newly installed pot lights. The open-concept kitchen boasts painted wood cabinets with updated hardware, new countertops, a new kitchen sink, an optional island, and a hood vent routed to the exterior. The stainless steel appliance package completes this stylish and functional space.

Relax in the cozy living room featuring a natural gas fireplace with a stunning new stone surround. The bathrooms have been fully updated with new vanities and toilets, while central air ensures year-round comfort.

Outside, the home offers an open yard with gravel RV parking and a west-side gravel lane. Additional features include an $8\hat{a} \in \mathbb{T}^{M} \times 20\hat{a} \in \mathbb{T}^{M}$ C-Can, an exposed aggregate back pad, and a 50-amp plug for a trailer or hot tub.

The oversized $22\hat{a} \in \mathbb{T}^{M} \times 22\hat{a} \in \mathbb{T}^{M}$ single garage is heated, insulated, and features an epoxy floor and garage door opener. Plus, the front generator hookup provides power to essential home features, ensuring peace of mind.



With new asphalt shingles, this home is truly move-in ready. Property has a proposed possession date of July 02, 2025. Possession date negotiable if within range. Don't miss this incredible opportunityâ€"schedule a showing today with your local Realtor!

Built in 2005

Essential Information

MLS® #	A2202800
Price	\$255,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.22
Year Built	2005
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	105 Railway Avenue E
Subdivision	NONE
City	Acadia Valley
County	Acadia No. 34, M.D. of
Province	Alberta
Postal Code	T0J0A0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Satellite Internet Available
Parking Spaces	6
Parking	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, On Street, Side By Side

of Garages

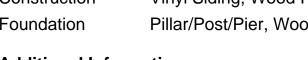
Interior

Ceiling Fan(s), Laminate Cor Vinyl Windows
Dishwasher, Dryer, Range H
Forced Air, Natural Gas
Central Air
Yes
1
Gas, Living Room, Stone
Yes
Crawl Space, See Remarks

2



Exterior Features	Other, Rain Gutters, Storage	
Lot Description	Back Lane, Back Yard, Fe Level, No Neighbours Behind	
Roof	Asphalt Shingle	
Construction	Vinyl Siding, Wood Frame, Post & Beam	
Foundation	Pillar/Post/Pier, Wood, Block, Combination	



Additional Information

Date Listed	March 16th, 2025
Days on Market	38
Zoning	HR

Listing Details

Listing Office Big Sky Real Estate Ltd.

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