\$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

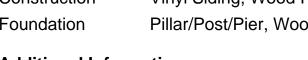
Interior

| 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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