

# \$90,000 - 221 2 Avenue N, Chinook

MLS® #A2208581

**\$90,000**

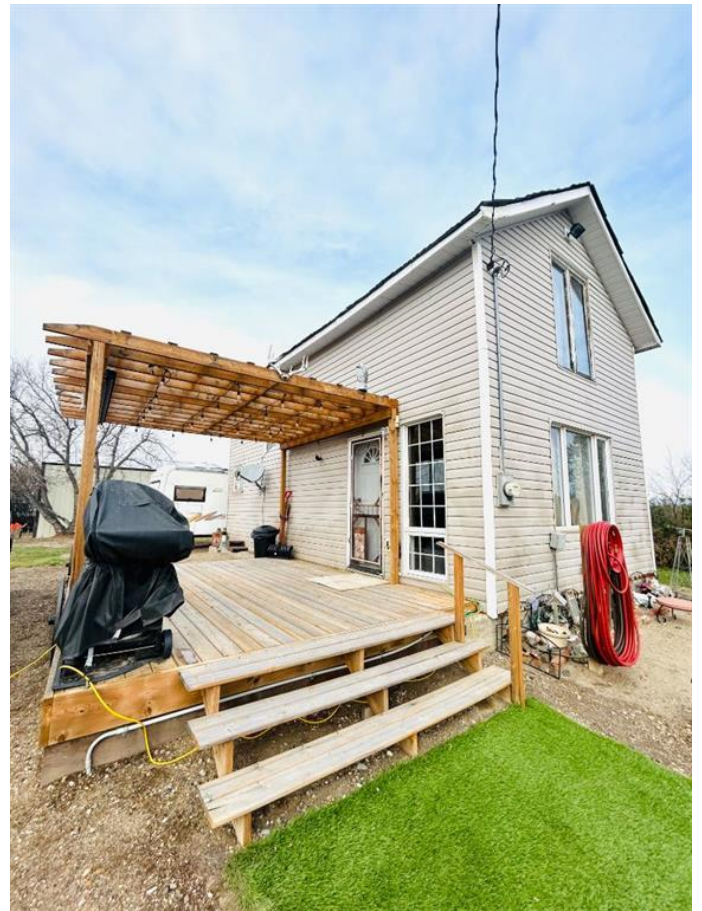
2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.86 Acres

NONE, Chinook, Alberta

Welcome to this unique and expansive property located in the peaceful hamlet of Chinook, Alberta. Offering 6 lots and a 2-storey home, this property provides the perfect setting for family gatherings, hobbies, or simply enjoying quiet, comfortable living. This 960 sq. ft. home features 2 bedrooms and 1 bath, with large closets for ample storage. The home is designed for relaxation and practicality, showcasing vinyl siding, cedar shake shingles, and a rear-entry deck with a wood pergola, ideal for enjoying the outdoors. The 5-piece bathroom is complete with a bidet and a relaxing jet tub. For added convenience, the basement includes a laundry area, utilities, and tool storage. The property hosts a large lawn space in both the front and back, with the back lawn offering excellent potential for a garden or additional outdoor activities. Included with the property are several additional structures and valuable features: A cozy cabin with an indoor seating area, heating, and tool storage. A 20' x 20' garden storage shed perfect for equipment or additional storage. A 20' x 28' converted older home with new shingles and a garage door, offering flexible usage options. An additional cabin perfect for outdoor accommodation in the summer months. This property also includes various tools, equipment, and home furnishings that can be negotiated into the sale. A list of these items is available upon request.

For outdoor enthusiasts, the property features



a drive-through driveway with ample room for RV parking. Whether you're looking to host family gatherings or enjoy peaceful, rural living, this property is a must-see! Contact your local Realtor to book a showing today!

Built in 1940

### Essential Information

MLS® #	A2208581
Price	\$90,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.86
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	221 2 Avenue N
Subdivision	NONE
City	Chinook
County	Special Area 3
Province	Alberta
Postal Code	T0J0R0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Satellite Internet Available
Parking Spaces	2
Parking	Alley Access, Driveway, Off Street, RV Access/Parking, Drive Through

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Animal Home, No
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Smoking Home, Storage, Vinyl Windows, Wood Windows, Suspended Ceiling

Appliances Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Awning(s), Lighting, Storage  
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gentle Sloping, Lawn, No Neighbours Behind, Views, Yard Lights, Cleared, Secluded  
Roof Cedar Shake  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 1  
Zoning HG

### **Listing Details**

Listing Office Big Sky Real Estate Ltd.

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