

\$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' x 20' C-Can, an exposed aggregate back pad, and a 50-amp plug for a trailer or hot tub.

The oversized 22' x 22' 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. Donâ€™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
Type	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, High Speed Internet Available, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Alley Access, Garage Faces Front, On Street, Side By Side

of Garages 2

Interior

Interior Features Ceiling Fan(s), Pantry, Rec
Laminate Counters

Appliances Dishwasher, Dryer, Range Ho

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Crawl Space, See Remarks

Exterior

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 Block, Combination, Wood, Pillar/Post/Pier

Additional Information

Date Listed March 16th, 2025

Days on Market 48

Zoning HR

Listing Details

Listing Office Big Sky Real Estate Ltd.



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