

\$249,900 - 202 2nd Avenue, Leslieville

MLS® #A2234792

\$249,900

4 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0.29 Acres

NONE, Leslieville, Alberta

If you're looking for a small town living with a beautiful corner lot, this property might be the perfect fit! Spacious and well laid out, this home offers plenty of room for everyone with a big bright living room filled with lots of natural light and hardwood flooring, a dining area with french doors that open to the back deck, u-shaped kitchen, and a convenient laundry room with side-door access to the yard. You'll also find a 4-piece bathroom, large main bedroom, and two additional bedrooms (which have been opened up to make one big room) on the main level. Downstairs, the basement offers even more living space with a small home office area, large recreation/family room, a bedroom with an attached 3-piece bathroom, utility room and a dedicated storage/cold room. Enjoy the nice big yard (which is actually two lots) with mature shrubs and bushes throughout. The spacious back deck is nice for hosting family gatherings or relaxing with friends. Note the roof was replaced in 2000 and the furnace on 2023. This property has its own drilled water well (located through the door in the office) and is on municipal septic.

Built in 1964

Essential Information

MLS® #	A2234792
Price	\$249,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.29
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	202 2nd Avenue
Subdivision	NONE
City	Leslieville
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	9

Zoning

HR

Listing Details

Listing Office

RE/MAX real estate central alberta

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.