

# \$265,000 - 9 Rue Lavoie, St. Isidore

MLS® #A2235191

**\$265,000**

4 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.18 Acres

NONE, St. Isidore, Alberta

Charming Bungalow in Peaceful St. Isidore – Spacious Yard, Updated Features, and Incredible Value with the sellers ready to make a deal! Welcome to this delightful family bungalow nestled in the quiet and friendly community of St. Isidore. Set on an oversized lot with mature landscaping, this home offers the perfect combination of tranquility, space, and affordability – with the added bonus of low property taxes! Step inside to a bright and welcoming living room, where large windows bathe the space in natural light and create a warm, airy ambiance. The kitchen is thoughtfully laid out with plenty of cabinetry and counter space, and it opens into a cozy eat-in dining area that’s perfect for casual meals and family gatherings. The open layout of the main living areas ensures a smooth flow, making it ideal for entertaining and everyday living alike. With four bedrooms – two on the main floor and two downstairs – this home offers plenty of flexibility whether you need space for a growing family, guests, or a dedicated home office. Both bathrooms have been tastefully updated, adding modern convenience to this well-maintained home. The fully finished basement features a spacious family room that’s perfect for movie nights, a kids’ play area, or even a home gym. With its generous size and versatility, it’s a space you’ll find yourself using day after day. Step outside and enjoy your private backyard retreat, complete with flowering shrubs, garden



space, and a deck ideal for summer evenings under the stars. The expansive yard is fully fenced and offers lots of room for children and pets to play freely. This home is move-in ready and full of potential, offering small-town charm just a short drive from the city. Motivated sellers are open to offersâ€”donâ€™t miss this opportunity to own a great family home in a peaceful and affordable community!

Built in 2000

**Essential Information**

MLS® #	A2235191
Price	\$265,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.18
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9 Rue Lavoie
Subdivision	NONE
City	St. Isidore
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 3B0

**Amenities**

Parking Spaces	4
Parking	Parking Pad

**Interior**

Interior Features	Laminate Counters, Open Floorplan, Storage, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	June 27th, 2025
Days on Market	78
Zoning	Hamlet General

## Listing Details

Listing Office	RE/MAX Northern Realty
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