

# \$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. Don't miss this incredible opportunity—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, 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 2

## Interior

Interior Features Ceiling Fan(s), Laminate Countertops, Vinyl Windows

Appliances Dishwasher, Dryer, Range Hood

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 Shed

Lot Description Back Lane, Back Yard, Fenced, Full 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 39

Zoning HR

## Listing Details

Listing Office Big Sky Real Estate Ltd.

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