

\$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 | 11 |

Zoning

HR

Listing Details

Listing Office

RE/MAX real estate central alberta

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