

# \$159,000 - 25 2 Ave, Byemoor

MLS® #A2239673

**\$159,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.29 Acres

NONE, Byemoor, Alberta

Welcome to 25 2nd Avenue in the peaceful hamlet of Byemoor, a perfect opportunity to enjoy affordable small-town living with all the essentials on one level. This 3-bedroom, 2-bathroom home sits on a large, mature lot, offering plenty of space for RV parking, a garden, or future garage development. Inside, the home features a spacious and functional layout designed for comfort and convenience. The bright kitchen offers ample counter space and cabinetry, opening to a large dining area that flows into the living room ideal for family gatherings or relaxed evenings at home. All three bedrooms are generously sized, and the primary bedroom includes a 4-piece ensuite. The main bathroom is clean and functional, and you'll appreciate the added bonus of main-floor laundry and extra storage space.

This home is perfect for anyone seeking a simpler lifestyle, whether you're a first-time buyer, downsizing, or looking for a peaceful place to retire. With no basement, this property offers easy accessibility and low-maintenance living.

Located just 45 minutes from Stettler, Byemoor offers a quiet, friendly atmosphere with the benefit of being close to town amenities when needed. If you're looking for value, space, and small-town charm, this is a property you won't want to miss.

Built in 2007



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2239673                |
| Price          | \$159,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,520                   |
| Acres          | 0.29                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 25 2 Ave                  |
| Subdivision | NONE                      |
| City        | Byemoor                   |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0J0L0                    |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Pantry  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Piling(s)                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 5               |
| Zoning         | HR              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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