

## \$239,900 - 204 And 206 2 Avenue, Duvernay

MLS® #E4438330

**\$239,900**

2 Bedroom, 1.00 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Duvernay, Duvernay, AB

Beautifully updated and well maintained home in the Hamlet of Duvernay. Situated on a 18,800 sq ft landscaped triple lot sits this updated 1230 sq ft home. As one enters, you are welcomed into a spacious living room which is open to the eat in kitchen with patio doors leading to a 100 ft of wrap around deck, 70 ft of which is covered. Two generous sized bedrooms, a full 4 pc bathroom, laundry and family room addition with pellet stove complete the floor plan. Many updates over the years including vinyl plank flooring, refinished cupboards and countertops, bathroom, vinyl windows, metal roof and much more. Outside one will find a detached 24x26 heated garage with an extra unheated bay attached, a 20x32 RV garage, another 22x25 garage with attached smokehouse and cooler, a storage shed, a 8x12 greenhouse with large garden area and a beautiful gazebo covering a fire pit area. Meticulously maintained and an absolute must see!!

Built in 1978

### Essential Information

MLS® #	E4438330
Price	\$239,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,230
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	204 And 206 2 Avenue
Area	Duvernay
Subdivision	Duvernay
City	Duvernay
County	ALBERTA
Province	AB
Postal Code	T0B 0P0

### **Amenities**

Amenities	Deck, Fire Pit, Gazebo, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks
Parking	Double Garage Detached, RV Parking, Single Garage Detached, See Remarks

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Vegetable Garden, See Remarks
Lot Description	18,800 sq ft

Roof	Metal
Construction	Vinyl
Foundation	Block, Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	Zone 60



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 9:17pm MDT