



GRASSROOTS
REALTY GROUP

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118, 71332 Range Road 262
Ridgevalley, Alberta

MLS # A2226415



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	988 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Many Trees, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	HR
Foundation:	Wood	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Blinds, 2 sheds

Located in the quiet and cozy community of Ridgevalley this bright, updated home is ready for new owners. With numerous upgrades in recent years including new flooring throughout, fresh trim and paint upstairs, and brand-new stainless-steel kitchen appliances, you can move in and enjoy. This house would be an excellent family home or a spot for someone looking to downsize off the farm or acreage. It has 2 bedrooms and a full bathroom on the main level as well as an additional 2 bedrooms and three piece bath in the basement. Outside there is a large parking pad in the front and a second gravel parking pad off the rear alley too. In the fenced rear yard you will find numerous trees as well as lots of room to play and 2 storage sheds. With very few housing options in the area this is one home you will want to see before it's gone!