



**GRASSROOTS**  
REALTY GROUP

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54, 71332 Range Road 262  
Ridgevalley, Alberta

MLS # A2236339



**\$365,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,164 sq.ft.	Age:	1945 (80 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway		
Lot Size:	1.25 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, C		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Tile, Vinyl Plank

**Roof:** Metal

**Basement:** Partial, Unfinished

**Exterior:** Composite Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** HR

**Utilities:** -

**Inclusions:** N/A

Experience the perfect blend of serene country residential living and convenient access to urban amenities with this charming property set on 1.25 acres in Ridgevalley, Alberta. Nestled in a peaceful community, This home has been renovated through out 2018-2024, a must see to appreciate! This spacious 2-bedroom bungalow offers comfort, style, and an abundance of features designed to enhance your lifestyle. From the moment you arrive, the extended decking creates a warm and inviting entryway. Step inside to discover a home with significant upgrades, including brand-new windows (2019), updated siding, and a durable metal roof (2018). The interior shines with new flooring, modern lighting, and unique Spanish-inspired detailing throughout. The renovated kitchen is a chef's delight, showcasing exposed ceiling beams and equipped with stainless steel appliances, including a fridge, stove, dishwasher, and microwave. Adjacent to the kitchen, the living room features a walk-up bar, perfect for entertaining guests. The dining area, enhanced by a relaxing electric fireplace, creates a cozy atmosphere for meals with loved ones. The master suite is a true retreat, offering large double patio doors that lead to a covered backyard patio—ideal for hosting gatherings or simply enjoying the outdoors. A generously sized (~300 sq. ft.) walk-in closet connects to the ensuite, complete with a jacuzzi tub and a rain shower head for a spa-like experience. Practical features abound, including an attached carport, a 22 x 16 garage with 220V power and a man door, and a secondary entry into the laundry room. Additional outdoor amenities include two sheds (10x10 and 20x14) and a fully updated 704 sq. ft. heated cabin making it a versatile space for guests or hobbies. The acreage itself is a nature lover's paradise, dotted with mature trees and extending

along the south side of a tranquil creek. A private water well and municipal sewer provide essential services, ensuring convenience alongside the beauty of rural living. This turn-key property is ready for you to move in and start enjoying life in this welcoming community. Don't miss this opportunity to own a beautiful home that perfectly balances rustic charm and modern comfort!