



GRASSROOTS
REALTY GROUP

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1, 21001 Michelle Road
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2250221



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,303 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Converted Garage, Drive Through, Multiple Driveways, Parking		
Lot Size:	4.08 Acres		
Lot Feat:	Back Yard, Corner Lot, Lawn, No Neighbours Behind, Rectangular Lot, Slope		

Heating:	Boiler, Forced Air, Natural Gas, Propane
Floors:	Carpet, Hardwood, Vinyl
Roof:	Asphalt
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Wood Frame
Foundation:	ICF Block, See Remarks
Features:	Bar, High Ceilings, Separate Entrance, Vinyl Windows, Wood Windows

Water:	Cistern
Sewer:	Septic Field
Condo Fee:	-
LLD:	-
Zoning:	RUS
Utilities:	-

Inclusions: Playhouse, Summer Kitchen, Gazebo/firepit, 4 exterior cameras

Discover this private and beautifully maintained property on 4.8 acres, thoughtfully upgraded and move-in ready. This spacious 5-bedroom, 2-bath home features numerous updates, including all new plumbing, electrical, basement windows, basement development, boiler, furnace, and hot water tank (all completed in 2007), along with new shingles in 2023. The home is built on an ICF basement with in-floor heating, while the main floor is kept cozy with a forced air furnace. A unique spiral staircase connects the main floor to the fully finished walkout basement, where garden doors lead to a newly landscaped patio and freshly graveled parking area. Inside, you'll find a blend of hardwood and vinyl flooring throughout, rounded drywall corners, unique cutouts for the collectables. Outside, the property is equally impressive with new vinyl siding, a wooden gazebo, firepit area, plus a summer kitchen for added convenience, a converted 18x48 shop featuring radiant heat and a durable tin roof. This private acreage offers plenty of room to enjoy the outdoors while providing all the comforts of a modern home, and allows for entertaining. With its many updates and charming features, this property is a true one-of-a-kind find.