



**GRASSROOTS**  
REALTY GROUP

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**54 Johnson Avenue**  
**Rural Red Deer County, Alberta**

**MLS # A2251567**



**\$435,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,205 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Open Lot		

<b>Heating:</b>	Other	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	26-36-2-W5
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, Stove, Washer, Dryer and all blinds and window coverings (As is)

Welcome to the historic hamlet of Markerville, where small-town charm meets peaceful prairie living! Tucked just steps from the River and the beloved Markerville Creamery Ice Cream Shop, this 2-bedroom, 2-bathroom home offers a rare opportunity to join a friendly, close-knit community rich in culture and character. With a smart, functional layout and spacious rooms, this home has great bones with lots of potential to shine and become something truly special. The home also features ample storage, a large garage and a cozy fireplace. Enjoy morning walks along the river, summer ice cream on the creamery patio, or a quiet evening under big Alberta skies. Charming, and full of potential—this is small-town living at its finest. Don't miss your chance to make Markerville home!