



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4, 29415 Range Road 52  
Rural Mountain View County, Alberta

MLS # A2255835



**\$725,000**

Division:	Little Red Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,246 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	1.00 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	26-29-5-W5
Exterior:	Log	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Garden Shed

1 ACRE | TREES | PREMIERE LOCATION | Welcome home to the quaint community of Little Red Acres in Water Valley. This cozy log bungalow is looking for new owners. This home features 3 bedrooms, 1 bathroom, cute breakfast area in kitchen, and the perfect living area with vaulted ceilings with a wood stove for those cold chilly evenings. Freshly painted inside and a brand new roof with insulation upgraded, make this home move in ready! The lower level is unfinished but does come equipped with a wood stove, and a 4th bedroom. The remaining space would make the perfect recreation area. Here you will discover the peace and quiet of country living on your treed and private 1 acre parcel of land featuring 2 generous size decks, fire pit and ample parking. This is a fabulous opportunity to acquire a property within an amazing community. Walking distance to the well known Water Valley Saloon & all other local amenities. Easy to show. Book your viewing today and start enjoying a small town feel.