



**GRASSROOTS**  
REALTY GROUP

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**85 4 Avenue NW**  
**Glenwood, Alberta**

**MLS # A2257312**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,068 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	1.03 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, French Door, High Ceilings, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** None

Welcome to Glenwood, AB! A quiet, family-friendly community surrounded by beautiful views and just a short drive to Waterton Lakes National Park, Cardston, and other nearby amenities. This spacious 2,067 sq. ft. single-level home sits on two one-acre lots (both included in the sale), giving you the rare opportunity to enjoy small-town living with plenty of space both inside and out. Step inside this charming home and you'll find a thoughtfully designed layout with 2 bedrooms, 1.5 bathrooms, an office (which could also be a third bedroom), and a bright sunroom, perfect for relaxing or working from home. The open-concept kitchen and dining area flows seamlessly into the oversized living room, where tall ceilings and large windows create a warm and inviting atmosphere. Classic hardwood floors and a cozy wood-burning stove add timeless character. Practical updates include a newer roof, a well-serviced furnace, and a hot water tank that's only 5 years old. Outside, fresh prairie air set the stage for country living, while two acres of land give you endless possibilities—gardening, RV parking, outdoor projects, or simply enjoying your own space. Whether you're looking for a peaceful retreat, a welcoming place to raise a family, or a property with room to grow, this Glenwood acreage offers a lifestyle that's hard to find! Call your favourite REALTOR® today to book your showing!