



**18, 1st Street
Grouard, Alberta**

MLS # A2162730



\$295,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,150 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	12.00 Acres		
Lot Feat:	Back Yard, Lake, Low Maintenance Landscape, No Neighbours Behind, Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Picnic Table, Security Camera's, Cell Service Booster

1150 square foot modular home with shop on 12 acres. The 12 acres are comprised of 6 titles ranging in size from 0.4 to 7.3 acres. The majority of the acres are overlooking or have frontage on Buffalo Bay, an inlet off of Lesser Slave Lake. The largest of the acreages has the home, shop, hunter's cabin, and multiple outbuildings. The home has two bedrooms and a loft accessible by a ladder. Interior and exterior lights have been updated to LED, in the summer of 2024 the shingles have been professionally replaced and there is a paved driveway. The 48 x 32 steel-clad shop is on a cement slab and has a 16-foot door allowing for your RV to be stored inside. Call, email or text today to book your showing.