



18, 1st Street  
Grouard, Alberta

MLS # A2162730



**\$299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Double Garage Detached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	12.00 Acres		
<b>Lot Feat:</b>	Back Yard, Lake, Low Maintenance Landscape, No Neighbours Behind, Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	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. The shop is not currently insulated although the insulation for the garage has been purchased and will be left on site along with insulated panels sitting adjacent to the shop. Call, email or text today to book your showing.