

\$675,000 - 71355 Range Road 261, Ridgevalley

MLS® #A2224665

\$675,000

3 Bedroom, 3.00 Bathroom, 2,594 sqft

Single Family on 3.71 Acres

N/A, Ridgevalley, Alberta

Check out this one of a kind bungalow located on an impeccably landscaped 3.71 acres near Crooked Creek / Ridgevalley. This home was custom built by the current owner and is situated on a reinforced poured concrete slab-on-grade foundation with an attached 2-car garage. Some of the features of the home include 9-foot ceilings, gas fireplace in the living room, a spacious primary bedroom with and 4-piece ensuite and jetted tub. The efficient and functional kitchen layout includes a built-in second oven and an abundance of custom cherry wood cabinetry. Flooring is mostly ceramic tile, hardwood and laminate and the home has both in-floor and forced-air heating. Beyond the home, the site has incredible landscaping with a treed front portion of the lot to provide privacy, stamped concrete walk-way and rear patio, garden area, underground irrigation for the lawn, allen-block enclosed garden beds, poured concrete front parking pad off the garage. The driveway and parking area are solid and underlaid with geotextile fabric. Out-buildings include a 24 x 30 workshop and a 8.5 x 20 shed on skids with a barn door entry. This pristine property shows pride of ownership at every turn. It's an easy 40 minute commute to the city with the sun at your back both morning and evening. (id:6289)

Built in 2007

Essential Information



Listing #	A2224665
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,594
Acres	3.71
Year Built	2007
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	71355 Range Road 261
Subdivision	N/A
City	Ridgevalley
Province	Alberta
Postal Code	T0H0Y0

Amenities

Amenities	Schools
Features	See remarks, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Oven - Built-In, Water Heater - Gas
Heating	Natural gas Other, Forced air, Hot Water, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding, Wood siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete, Slab

Listing Details

Listing Office

Century 21 Grande Prairie Realty Inc.



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