

\$335,000 - 54, 71332 Range Road 262, Ridgevalley

MLS® #A2236339

\$335,000

2 Bedroom, 2.00 Bathroom, 1,164 sqft

Single Family on 1.25 Acres

N/A, Ridgevalley, Alberta

Experience the perfect blend of serene country residential living and convenient access to urban amenities with this charming property set on 1.25 acres in Ridgevalley, Alberta. Nestled in a peaceful community, This home has been renovated through out 2018-2024, a must see to appreciate! This spacious 2-bedroom bungalow offers comfort, style, and an abundance of features designed to enhance your lifestyle. From the moment you arrive, the extended decking creates a warm and inviting entryway. Step inside to discover a home with significant upgrades, including brand-new windows (2019), updated siding, and a durable metal roof (2018). The interior shines with new flooring, modern lighting, and unique Spanish-inspired detailing throughout. The renovated kitchen is a chef's delight, showcasing exposed ceiling beams and equipped with stainless steel appliances, including a fridge, stove, dishwasher, and microwave. Adjacent to the kitchen, the living room features a walk-up bar, perfect for entertaining guests. The dining area, enhanced by a relaxing electric fireplace, creates a cozy atmosphere for meals with loved ones. The master suite is a true retreat, offering large double patio doors that lead to a covered backyard patio—ideal for hosting gatherings or simply enjoying the outdoors. A generously sized (~300 sq. ft.) walk-in closet connects to the ensuite, complete with a jacuzzi tub and a rain shower head for a spa-like experience. Practical features abound,



including an attached carport, a 22 x 16 garage with 220V power and a man door, and a secondary entry into the laundry room. Additional outdoor amenities include two sheds (10x10 and 20x14) and a fully updated 704 sq. ft. heated cabin making it a versatile space for guests or hobbies. The acreage itself is a nature lover's paradise, dotted with mature trees and extending along the south side of a tranquil creek. A private water well and municipal sewer provide essential services, ensuring convenience alongside the beauty of rural living. This turn-key property is ready for you to move in and start enjoying life in this welcoming community. Don't miss this opportunity to own a beautiful home that perfectly balances rustic charm and modern comfort! (id:6289)

Built in 1945

Essential Information

Listing #	A2236339
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,164
Acres	1.25
Year Built	1945
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	54, 71332 Range Road 262
Subdivision	N/A
City	Ridgevalley
Province	Alberta
Postal Code	T0H0Y0

Amenities

Amenities	Park, Playground, Schools
Features	Treed, PVC window, No neighbours behind, No Smoking Home, Level, Gazebo
Parking Spaces	6
Parking	Attached Garage, Garage, Gravel, Heated Garage
# of Garages	2

Interior

Appliances	Refrigerator, Water purifier, Dishwasher, Stove, Freezer, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up, Cooktop - Induction
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Composite Siding
Exterior Features	Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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