

# \$375,000 - 54, 71332 Range Road 262, Ridgevalley

MLS® #A2181981

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 1.25 Acres

NONE, 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!

Built in 1945

**Essential Information**

MLS® #	A2181981
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	1.25
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	54, 71332 Range Road 262
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Subdivision	NONE
City	Ridgevalley
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0Y0

### **Amenities**

Parking Spaces	6
Parking	Single Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Breakfast Bar, Jetted Tub, Laminate Counters, Pantry, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Freezer, Induction Cooktop, Stove(s), Water Purifier
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mantle, Electric
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Balcony, Private Yard, Storage, Awning(s), Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Landscaped, Level, Backs on to Park/Green Space, Few Trees, Garden, Gazebo, Lawn, No Neighbours Behind, Private, Secluded, Treed
Roof	Metal
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 9th, 2024
Days on Market	132
Zoning	HR

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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