



**109 Argyle Street
Granum, Alberta**

MLS # A2293806



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,003 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	1.36 Acres		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	res/com
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this versatile 1.25-acre property offering space, comfort, and exciting commercial potential. Ideally situated across from a newly completed park with scenic walking paths, this property combines peaceful acreage living with convenient nearby amenities. The 1,003 sq. ft. home features a classic 1960s design set on a newer basement foundation and has seen numerous recent upgrades. Improvements include updated plumbing and electrical, a new metal roof, newly finished hardwood floors, and new vinyl laminate flooring in the kitchen. The finished basement adds excellent flexibility with a bathroom, laundry area, gas fireplace, and an illegal in-law suite, making it ideal for extended family or guests. The main floor was freshly repainted in February 2026, giving the interior a bright, refreshed feel. Outdoor living is well accommodated with two decks and a patio, perfect for enjoying the surrounding acreage. A major highlight of the property is the large, well-built heated shop “equipped with 3-phase power, making it ideal for trades, equipment storage, or potential business use. The beautifully maintained grounds include two large garden areas, along with mature plum and apple trees. The property is connected to town water, providing the convenience of municipal service while still enjoying acreage living. With ample space, a functional home, a heated 3-phase powered shop, and potential for commercial use, this unique property offers an excellent opportunity for homeowners, hobbyists, or entrepreneurs alike.