



GRASSROOTS
REALTY GROUP

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253215 Range Road 280
Delacour, Alberta

MLS # A2296247



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	857 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Off Street		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Propane, Wood, Wood Stove
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-URB
Utilities:	-

Inclusions: Citation Holiday Trailer & Tractor (As Is where is)

Rare 0.45-acre gem in the quiet Hamlet of Delacour! This well-maintained, cozy 2 bedroom, 1 bathroom older home is perfectly situated directly across from The Canal at Delacour Golf Club. Enjoy the ultimate lifestyle balance with peaceful country living just minutes from city amenities and the International Airport just off Country Hills Boulevard(HWY 564). The sprawling lot features a carport, ample storage, and RV parking, plus a private area perfect for "camping" in your own backyard. Whether you're looking for a serene retreat or a prime location with incredible potential, this property delivers.