



GRASSROOTS
REALTY GROUP

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225 Lindgren Street
Ferintosh, Alberta

MLS # A2303552



\$579,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,640 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	4.10 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, Private, See Remarks, Treed, Views		

Heating:	Forced Air	Water:	See Remarks
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	3-44-21-W4
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: other items may be negotiable

Beautiful and bright 1,600 sq ft home set on 4.1 acres in the charming community of Ferintosh. From the moment you step inside, you're welcomed by large windows that flood the home with natural light. The chef's kitchen offers ample cabinetry and is perfect for gathering and entertaining, flowing seamlessly into the dining and living area complete with a cozy gas fireplace. The main floor features two generously sized bedrooms, a full bathroom, convenient laundry, and a stunning primary suite with walk-in closet and private ensuite. The basement is undeveloped and ready for your vision. The oversized heated triple garage doubles as a shop—ideal for projects, storage, or hobbies. Outside, enjoy a large back deck with lake views, plus added features like a 30-amp RV plug, RV sewer dump and 50 year fibreglass shingles. Immaculately maintained and full of potential, this property also offers the opportunity for subdivision (with county approval) or space to build an additional shop. A rare chance to have space, comfort, and flexibility all in one.