



GRASSROOTS
REALTY GROUP

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**A&B, 84052 Hwy 59
La Glace, Alberta**

MLS # A2304774



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,236 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	3.90 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-74-8-W6
Exterior:	Concrete, Wood Frame	Zoning:	CR5
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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5-bedroom home with attached garage, and income potential—all just minutes from La Glace! Perfect for first-time acreage buyers looking to escape the city and enjoy peaceful rural living, this updated 5-bedroom, 2-bathroom home sits just one mile west of La Glace and offers both space and flexibility. Featuring a 26' x 24' attached garage and a second residence with rental or family potential, this property delivers exceptional value for \$500K. The main home has seen numerous upgrades including a fully renovated kitchen, updated flooring, paint, and shingles and bathrooms, plus a fully developed basement with a kitchenette and cold storage. The nicely treed yard provides privacy, while the second home—currently rented to a family member—offers great mortgage helper potential or space for extended family. CR-5 zoning on this 3.9 acres allows for farm animals and home-based businesses, and you're conveniently located near La Glace amenities including a school, grocery store, library, gas station, and new arena. Affordable, move-in ready, and loaded with opportunity—this is rural living made easy! Click on the brochure link for extra info!