



GRASSROOTS
REALTY GROUP

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673078 RR 185
Grassland, Alberta

MLS # A2310524



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,571 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.89 Acres		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Vinyl Windows		
Inclusions:	N/A		

Exceptionally maintained 4 bedroom, 3.5 bathroom bungalow offering over 3,000 sq. ft. of living space with open views and a peaceful setting. The main floor features a spacious kitchen with Corian countertops, extensive cabinetry, and a large sit-up island open to the main living area. The dining area leads to BBQ deck with gas hook-ups and a private fenced yard with access to the surrounding grounds. The primary bedroom includes a large ensuite with walk in shower and jetted tub, while two additional bedrooms, main floor laundry, and a functional mudroom provide everyday convenience. The 28' x 36' heated garage features epoxy flooring and excellent storage solutions. Outside, the property is beautifully landscaped with mature trees and a black chain-link fence, ideal for keeping children and pets safely contained while enjoying the outdoor space. The fully finished basement offers a large family room, games area with pool table, an additional bedroom, full bathroom, and ample storage space. Additional features include a septic mound system and a 2,500 gallon cistern. A well-designed property offering plenty of space, quality finishes, and comfortable living indoors and out.