



14, 71332 Range Road 262  
Ridgevalley, Alberta

MLS # A2311527



**\$529,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.55 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Many Trees, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	HR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** window coverings, shed, basement bedroom furniture and pool table

Welcome to the quiet hamlet of Ridgevalley, where small-town living, space, and comfort come together on a beautiful 0.55 acre lot. This custom built bungalow offers 4 bedrooms, 3 bathrooms, a finished heated 24' x 26' attached garage, and a warm, inviting layout designed for everyday living. A charming front porch welcomes you inside to a bright, open-concept main floor filled with natural light, hardwood flooring, and tasteful wood elements throughout. The spacious kitchen is a standout feature, complete with custom cabinetry, hard surface countertops, a large island, and plenty of workspace for family meals or entertaining. The kitchen flows seamlessly into the dining and living areas, creating a comfortable and functional central gathering space. The main floor also offers convenient laundry, a full bathroom, a second bedroom, and a generous primary suite featuring a walk-in closet and private ensuite. Downstairs, the fully developed basement is built for comfort with in-floor heating, a large rec room, two sizeable bedrooms, and a spacious bathroom. Outside, enjoy the peaceful yard with open grass space, a storage shed, mature trees along portions of the property boundaries, and a large two-tier deck with a pergola over part of it, perfect for relaxing, entertaining, or enjoying the quiet setting. The lot also offers excellent flexibility, with plenty of room for RV parking and space to build a second garage or workshop if desired. Located close to the local school and the famous Crooked Creek Donut shop, this home offers a great balance of country-hamlet charm and convenience, just 38 minutes to Grande Prairie and 28 minutes to Valleyview.