



GRASSROOTS
REALTY GROUP

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26070 TWP RD 714
Ridgevalley, Alberta

MLS # A2311943



\$324,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,534 sq.ft.	Age:	1942 (84 yrs old)
Beds:	4	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	13.37 Acres		
Lot Feat:	Cleared, Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	25-71-26-W5
Exterior:	Wood Frame	Zoning:	A-1
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings

Welcome to your own piece of country living in the friendly community of Crooked Creek! Set on 13.37 acres and zoned A-1, this acreage offers a great blend of comfortable living, usable land, mature landscaping, and practical outbuildings. The character home features a large entry/laundry area, a spacious eat-in kitchen, large living room, full bathroom, and one bedroom on the main floor. Upstairs you'll find three additional bedrooms, including a generous primary suite, plus a den area that works well for an office, playroom, or extra flex space. The home has seen numerous updates over the years, including a metal roof, vinyl siding, carpet, lino, and some updated windows. Enjoy the peaceful yard site surrounded by mature trees, with both a front porch and back deck to take in the quiet acreage setting. The 24' x 40' heated shop provides excellent space for storage, projects, equipment, or a small business. The remaining land is fenced and cross-fenced with new barbed wire fencing and includes a stock waterer, making it well suited for animals. Whether you're looking to raise livestock, enjoy extra space, operate a home-based business, or simply settle into acreage life, this property offers plenty of opportunity. Located just a mile from some of the best donuts in the world, and only approximately 40 minutes east of Grande Prairie and 25 minutes west of Valleyview.