



121A & 121B, 71322 Range Road 262
Ridgevalley, Alberta

MLS # A2313588



\$398,000

Division:	NONE		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,138 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Gravel Driveway, Off Street, Parking Pad, Side By Side		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Separate Entrance		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Washer & Dryers, Window Coverings, AC Unit

What an opportunity! Get away from busy City living and have someone else pay the mortgage on your new home! Located in the quiet and friendly community of Ridgevalley, just a stones throw from the k-12 school and a couple miles to world famous donuts is this 3 bedroom, 2 bathroom home complete with a legal, self-contained 2 bed, 1 bath secondary suite. Continue to rent the lower level and move into the upper unit enjoying the open concept living area with spacious kitchen, the 3 bedrooms including the master complete with ensuite, and the decks, both front and back to watch the sunrise and sunsets. Or buy this property as an investment. With low property tax in the MD and limited rentals in the area, there is great potential to make a good return. Whichever the case this property is well set up with separate entrances, fenced yard areas, storage areas under the front deck, heating system (including infloor downstairs and AC upstairs) and gravel parking pads. You will not find another property like this, so book in your private viewing today!