



GRASSROOTS
REALTY GROUP

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5106 Center Avenue
Robb, Alberta

MLS # A2317496



\$272,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,512 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	UND
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this unique and energy-efficient 2-bedroom, 2-bathroom home located in the peaceful hamlet of Robb, Alberta. Designed for comfort and efficiency, this home features in-floor heating, soaring vaulted ceilings, and a cozy wood stove that creates a warm and inviting atmosphere year-round. The layout offers a bright and spacious feel, while the home's thoughtful design provides both functionality and character. Whether you're looking for a full-time residence, a weekend getaway, or a place to enjoy a quieter pace of life, this property offers a wonderful opportunity. Situated in the heart of Alberta's beautiful foothills region, Robb is an outdoor enthusiast's dream. Surrounded by abundant wildlife, excellent fishing opportunities, scenic hiking and ATV trails, and endless recreational activities, you'll enjoy nature right at your doorstep. Experience small-town living with access to some of the area's best outdoor adventures. Don't miss your chance to own this one-of-a-kind property in a community known for its natural beauty and welcoming atmosphere.