



GRASSROOTS
REALTY GROUP

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**140 Main Street North
Dixonville, Alberta**

MLS # A2319961



\$340,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	9.83 Acres		
Lot Feat:	Landscaped, Lawn, Level, Many Trees, Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Built in 1993, this three-bedroom, one-bathroom home in the hamlet of Dixonville is ready for new owners. Inside, you'll find a spacious eat-in kitchen that flows seamlessly into the living room, creating a comfortable and functional layout for everyday living. A large wood stove helps keep things cozy during the colder winter months. The home also features three bedrooms, a four-piece bathroom, and a convenient rear entry that combines the laundry and utility area. Outside, the property offers plenty of space to enjoy, with expansive grassy areas and a large garden ready for your green thumb. The impressive 28' x 30' heated garage features two oversized 10' wide by 10' high overhead doors, providing excellent storage and workspace options. With two separate driveway entrances allowing easy access for large trucks and equipment, this property is particularly well-suited for truckers, tradespeople, or anyone needing extra room to maneuver and park larger vehicles. A great opportunity to enjoy small-town living with plenty of space both inside and out.