



GRASSROOTS
REALTY GROUP

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865016 RR 252
Dixonville, Alberta

MLS # A2321504



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,419 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	24.10 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-86-25-W5
Exterior:	Wood Siding	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions:	none
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Perfect acreage property with a shop, set in a serene and private setting. This well-maintained home features several recent upgrades, including three new basement bedrooms completed in 2025, along with new basement insulation and a vapour barrier for improved efficiency and comfort. Approximately 65% of the windows were replaced in 2025, enhancing natural light and energy performance. Upstairs bathrooms have new toilets installed in 2025. Additional updates include a washer and dryer (2018), kitchen appliances (2018), hot water tank and water softener (2016), and a new furnace and air conditioning system installed in 2024. The holding tank was cleaned in 2026. The shop is 24.8' x 39' with a 14' ceiling, concrete floor, heat, and power—ideal for year-round use, storage, or projects.