



**25336 Highway 43 Highway E
Ridgevalley, Alberta**

MLS # A2325782



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,388 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Asphalt, Converted Garage, Driveway, Stall, Triple Garage Detached		
Lot Size:	13.37 Acres		
Lot Feat:	Brush, Cleared, Few Trees, Front Yard, Paved, Private, Treed, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	9-71-25-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Other,
Features:	High Ceilings, Jetted Tub, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: .

Well-maintained 1,388 sq. ft. bungalow on 13.37 picturesque acres right off Highway 43 east of Crooked Creek. This functional acreage offers comfortable family living plus an exceptional heated shop in a convenient yet private rural setting. The main floor features two bedrooms and two full bathrooms, including a primary suite with ensuite jet tub and shower. Enjoy a sunken living room, large open-concept kitchen and dining area, and a fully developed basement with a third bedroom/office, additional bathroom, and generous storage room. Outside highlights include a wrap-around covered deck, durable metal roof, and paved driveway. The standout 40x60 heated shop features in-floor heat, its own bathroom, and a 14' high overhead door — perfect for truckers, larger vehicles, equipment storage, workshop use, or business operations. The 13.37 acres provide ample space for gardens, animals, recreation, or expansion.