



GRASSROOTS
REALTY GROUP

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76 Buskmose Drive
Grandview, Alberta

MLS # A2332068



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,308 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.44 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	See Remarks
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Other	Utilities:	Natural Gas Connected, Garbage Collection, Sewer C
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 push lawn mowers, snow

Imagine waking up just minutes from the beach at beautiful Pigeon Lake... ?? This charming property offers the perfect blend of peaceful country living and lakeside fun! Nestled on a private .44-acre lot, this home is ideal whether you're looking for a year-round residence or the perfect weekend getaway. Step outside and you'll fall in love with the beautifully landscaped yard, lush lawn, mature trees, and established gardens—an inviting space for morning coffee, family gatherings, or relaxing around the fire after a day at the lake. Inside, you'll appreciate the warmth and character of the wood stove, providing an additional heat source and that cozy cabin feel. The home was thoughtfully updated with new windows and an addition in 2006, adding comfort and functionality.