



GRASSROOTS
REALTY GROUP

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**121A & 121B, 71322 Range Road 262
Ridgevalley, Alberta**

MLS # A2340558



\$398,000

Division:	NONE		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,138 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Gravel Driveway, Off Street, Parking Pad, Side By Side		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: In Floor, Forced Air, Natural Gas

Floors: Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: ICF Block

Features: Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: HR

Utilities: -

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Washer & Dryers, Window Coverings, AC Unit

What an opportunity! Get away from busy City living and have someone else pay the mortgage on your new home! Located in the quiet and friendly community of Ridgevalley, just a stones throw from the k-12 school and a couple miles to world famous donuts is this 3 bedroom, 2 bathroom home complete with a legal, self-contained 2 bed, 1 bath secondary suite. Move into the vacant lower level and continue to rent the upper unit which has an open concept living area with spacious kitchen, the 3 bedrooms including the master complete with ensuite, and the decks, both front and back. Or buy this property as an investment. With low property tax in the MD and limited rentals in the area, there is great potential to make a good return. Whichever the case this property is well set up with separate entrances, fenced yard areas, storage areas under the front deck, heating system (including infloor downstairs and AC upstairs) and gravel parking pads. You will not find another property like this, so book in your private viewing today!