



GRASSROOTS
REALTY GROUP

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112C, 71132 Range Road 262 Highway S
Ridgevalley, Alberta

MLS # A2341289



\$199,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,044 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	AG
Utilities:	-

Inclusions: none

Affordable 3-Bedroom Townhouse in Ridgevalley Welcome to this 1,036 square foot townhouse in quiet Ridgevalley, Alberta. You're about 25 minutes from Valleyview and 45 minutes from Grande Prairie, so work, shopping, and services stay close without the city pace. Main floor has the living room, kitchen, and dining all together, plus three bedrooms and two full bathrooms. The full basement is undeveloped, so you can finish it how you want and add a lot more living space. Fenced backyard for kids, pets, or extra privacy. Right across the road from the K-12 school. No condo fees and low taxes. Simple, affordable place to live with room to grow