# \$335,000 - 54, 71332 Range Road 262, Ridgevalley

MLS® #A2236339

## \$335,000

2 Bedroom, 2.00 Bathroom, 1,164 sqft Residential on 1.25 Acres

NONE, Ridgevalley, Alberta

Experience the perfect blend of serene country residential living and convenient access to urban amenities with this charming property set on 1.25 acres in Ridgevalley, Alberta. Nestled in a peaceful community, This home has been renovated through out 2018-2024, a must see to appreciate! This spacious 2-bedroom bungalow offers comfort, style, and an abundance of features designed to enhance your lifestyle.

From the moment you arrive, the extended decking creates a warm and inviting entryway. Step inside to discover a home with significant upgrades, including brand-new windows (2019), updated siding, and a durable metal roof (2018). The interior shines with new flooring, modern lighting, and unique Spanish-inspired detailing throughout. The renovated kitchen is a chef's delight, showcasing exposed ceiling beams and equipped with stainless steel appliances, including a fridge, stove, dishwasher, and microwave. Adjacent to the kitchen, the living room features a walk-up bar, perfect for entertaining guests. The dining area, enhanced by a relaxing electric fireplace, creates a cozy atmosphere for meals with loved ones.

The master suite is a true retreat, offering large double patio doors that lead to a covered backyard patioâ€"ideal for hosting gatherings or simply enjoying the outdoors. A generously sized (~300 sq. ft.) walk-in closet connects to the ensuite, complete with a jacuzzi tub and a







rain shower head for a spa-like experience. Practical features abound, including an attached carport, a 22 x 16 garage with 220V power and a man door, and a secondary entry into the laundry room. Additional outdoor amenities include two sheds (10x10 and 20x14) and a fully updated 704 sq. ft. heated cabin making it a versatile space for guests or hobbies.

The acreage itself is a nature lover's paradise, dotted with mature trees and extending along the south side of a tranquil creek. A private water well and municipal sewer provide essential services, ensuring convenience alongside the beauty of rural living.

This turn-key property is ready for you to move in and start enjoying life in this welcoming community. Don't miss this opportunity to own a beautiful home that perfectly balances rustic charm and modern comfort!

Built in 1945

#### **Essential Information**

MLS® # A2236339 Price \$335,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,164
Acres 1.25
Year Built 1945

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 54, 71332 Range Road 262

Subdivision NONE

City Ridgevalley

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H 0Y0

#### **Amenities**

Parking Spaces 6

Parking Heated Garage, Driveway, Front Drive, Garage Door Opener, Garage

Faces Front, Gravel Driveway, Insulated, Single Garage Attached

# of Garages 1

### Interior

Interior Features Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Breakfast Bar,

Ceiling Fan(s), Vinyl Windows, Kitchen Island, Laminate Counters,

Separate Entrance, Storage, Sump Pump(s)

Appliances Dishwasher, Range Hood, Refrigerator, Window Coverings, Freezer,

Garage Control(s), Induction Cooktop, Stove(s), Washer/Dryer Stacked,

Water Purifier

Heating Forced Air, Natural Gas, High Efficiency

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Electric, Mantle

Has Basement Yes
Basement Partial

#### **Exterior**

Exterior Features Balcony, Fire Pit, Awning(s), Garden, Private Yard, Storage

Lot Description Back Yard, Landscaped, No Neighbours Behind, Backs on to

Park/Green Space, Few Trees, Front Yard, Garden, Gazebo, Lawn,

Level, Private, Secluded, Treed

Roof Metal

Construction Composite Siding Foundation Poured Concrete

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market 118
Zoning HR

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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