

**A&B, 84052 Hwy 59
La Glace, Alberta**

MLS # A2217708



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,236 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	3.90 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	17-74-8-W6
Exterior:	Concrete, Wood Frame	Zoning:	CR5
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: none

Beautifully updated 5 bedroom, 2 bathroom acreage located just 1 mile west of La Glace on 3.9 acres zoned CR-5, featuring a 26' x 24' attached double garage and a bonus secondary residence offering rental potential. This home has seen numerous upgrades including a renovated kitchen with new cabinets, countertops, and tile backsplash, updated shingles, vinyl plank flooring in main areas, newer carpet in bedrooms, fresh paint, and an upgraded main bathroom. The main floor offers a bright kitchen, dining area, three bedrooms, and a modern 4-piece bath, while the fully developed basement includes two large bedrooms, a spacious rec room, full bathroom, kitchenette, and cold storage. The secondary home is currently occupied but requires work and is considered to have little or no monetary value. The acreage is partially treed with a natural windbreak on the west side, offering privacy and potential for animals, gardening, or additional development.