

A&B, 84052 Hwy 59
La Glace, Alberta

MLS # A2217708



\$434,900

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		

Perfect for first-time acreage buyers looking to escape the city and enjoy peaceful rural living, this updated 5-bedroom, 2-bathroom home sits on 3.9 acres just one mile west of La Glace, right off pavement, and is zoned CR-5 for flexibility. Featuring a 26’ x 24’ attached garage and a second residence with rental or family potential, this property offers excellent value and space for growing families. The main home has seen many upgrades including a fully renovated kitchen, updated flooring, paint, and bathrooms, plus a fully developed basement with a kitchenette and cold storage. The yard is nicely treed for privacy, and the second home—currently rented to a family member—could help with the mortgage or provide space for extended family. Affordable, move-in ready, and loaded with potential—this is rural living made easy!