

A&B, 84052 Hwy 59  
La Glace, Alberta

MLS # A2217708



**\$450,000**

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

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