

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

**MLS # A2094334**



**\$445,000**

<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 (46 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>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Block, Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	17-74-8-W6
<b>Zoning:</b>	CR5
<b>Utilities:</b>	-

**Inclusions:** Appliances in second house

Updated Acreage, 5 bed 2 bath home, double garage, 3.9 acres zoned cr5 located 1 mile west of La Glace! KITCHEN, SHINGLES, FLOORING PAINT, MAIN BATH ALL UPDATED! This home has been tastefully updated with a NEW KITCHEN, new cabinets, counter tops and tile back splash. Almost all flooring has been updated to vinyl plank with exception of the 3 bedrooms which have newer carpet. Upstairs you will find the kitchen, dining room, 3 bedrooms and the 4 piece main bathroom. The basement is finished and has a large recroom 2 large bedrooms, a full bathroom, a kitchenette and a cold room for preserves. The attached garage is 26' wide and 24' deep. There a bonus extra house, it is currently lived in but needs work and has little or no monetary value. The 3.9 acres has lots of mature trees and about half is bush to the west creating a nice wind break and gives privacy.