

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

MLS # A2157453



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,236 sq.ft.	Age:	1978 (46 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, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Appliances in second house

This 5 bed 2 bath Updated Acreage has a double garage, 3.9 acres and is zoned cr5 located 1 mile west of La Glace! Multiple upgrades including: KITCHEN, SHINGLES, FLOORING PAINT, AND MAIN BATH! Upstairs you will find a beautifully renovated kitchen with new cabinets, counter tops and tile back splash. A dining room as well as 3 bedrooms and the 4 piece main bath. Almost all flooring has been updated to vinyl plank with exception of the 3 bedrooms which have newer carpet. 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 is 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.