

\$419,900 - 16, 71332 Rr 262, Ridgevalley

MLS® #A2094321

\$419,900

2 Bedroom, 2.00 Bathroom, 1,308 sqft

Residential on 0.49 Acres

NONE, Ridgevalley, Alberta

Tired of the busyness of the city? Want the small town feeling with spacious yards and quiet streets but without the hassle of private water and sewer systems? Then you need to check out this beautifully developed property in the friendly hamlet of Ridgevalley. This well cared for, meticulously maintained home is bright and open providing a beautiful floorplan with 2 bedrooms, an open office/den area, 2 bathrooms, an open concept living, dining and kitchen space, as well as a great rear entry area with main floor laundry. Downstairs the basement is unfinished with plumbing roughed in for another washroom and room for a couple bedrooms and a large rec space. With in-floor heating in the basement and central A/C throughout the home, you are sure to feel comfortable whatever season you're in. Outside there is a beautiful stand of trees providing privacy and a wind block from the west, a well maintained lawn, lots of solid parking area and a beautiful, fully finished garage. This 24x34 garage has in-floor heating, along with numerous windows making it a great place to store your vehicle and toys, or to use as a workshop. This home is one you need to see to truly appreciate. So book your own private viewing today and start packing!

Built in 2010

Essential Information

MLS® #

A2094321



Price	\$419,900
Sold Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,308
Acres	0.49
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	16, 71332 Rr 262
Subdivision	NONE
City	Ridgevalley
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0Y0

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Treed

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	November 27th, 2023
Date Sold	December 11th, 2023
Days on Market	14
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.