

\$179,000 - 71238 Range Road 262, Ridgevalley

MLS® #A2114288

\$179,000

3 Bedroom, 1.00 Bathroom, 1,603 sqft

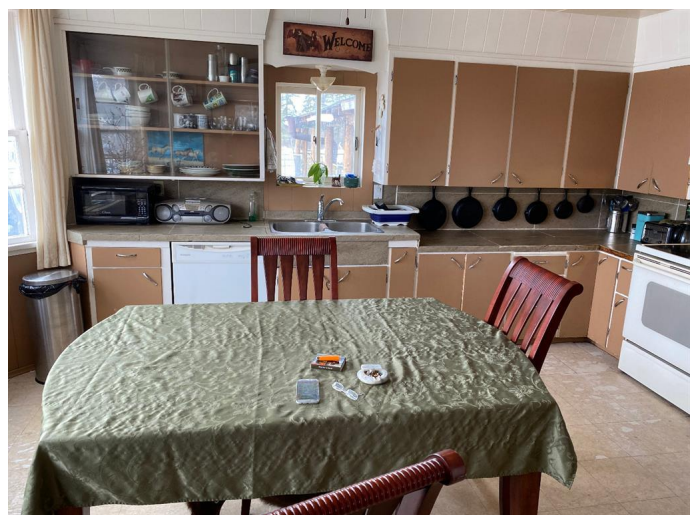
Residential on 5.68 Acres

NONE, Ridgevalley, Alberta

This great acreage is set up and ready for animals. It is 5.68 Acres within walking distance to Ridgevalley! It is a horse lovers paradise, complete with corrals and pasture, fully fenced and cross fenced, and it has a 24 x 24 2 stall barn with power and tack room. This parcel offers unobstructed views from every angle. Fully treed to the North & West, this tranquil setting is buffered from the wind. The home boasts a fully covered veranda with wood burning fireplace and a view into the south farm fields. Massive tin roof pole shelter joins to the 1940's farm home. The potential of this diamond in the rough is incredible, with Character throughout every floor. You have a huge kitchen with lots of cupboards and counters, and gorgeous bay window for dining. You have 3 bedrooms, an office, and large family room as well. There is a room upstairs for second bathroom. The basement is undeveloped. The property offers water well and a grandfathered pump out septic system. This location will be tough to beat with the hobby farm setting plus your kids can still walk to school. A LITTLE ELBOW GREASE AND YOU CAN SUBSTANTIALLY INCREASE YOUR INVESTMENT! Must be seen to appreciate. Book your private showing now, and make this into your dream home.

Built in 1941

Essential Information



MLS® #	A2114288
Price	\$179,000
Sold Price	\$175,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,603
Acres	5.68
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	71238 Range Road 262
Subdivision	NONE
City	Ridgevalley
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0Y0

Amenities

Parking Spaces	4
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Garden, Landscaped, Pasture, Treed
Roof	Metal

Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	April 6th, 2024
Days on Market	25
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.