

\$68,800 - 101 56524 52a Range, Lindbergh

MLS® #A2145754

\$68,800

2 Bedroom, 1.00 Bathroom, 747 sqft

Residential on 0.22 Acres

Lindbergh, Lindbergh, Alberta

Nestled in the friendly community of Lindbergh, this fully renovated, move-in-ready cozy home is a haven for ATV enthusiasts! Situated just off the renowned Iron Horse Trail, adventure is right at your doorstep. The prime location offers the perfect blend of convenience and outdoor fun, with Elk Point's amenities nearby and the Whitney Lake Provincial Park area just a short drive away for fishing, boating, and hiking. Calling this property home is a great affordable option for a second home away from home or your downsizing needs. With a water well and taxes of just \$638 to the County of St. Paul, your holding costs are extremely reasonable. Inside you'll find all new flooring and fixtures throughout the 2 bedroom, 1 bathroom 747 square foot home. There is also a third room that would be a perfect office. With main floor laundry and room for a stand-up deepfreeze, everything you need is all on one level. Perfect for keeping aging in place in mind. The outside is just as fresh looking as the inside, this home is truly move-in ready! The property features a fantastic detached garage, perfect for storing your ATV and other recreational toys. With this setup, you can effortlessly explore the stunning trails and outdoor activities that the area has to offer. The garage measures 20' wide by 36' deep with an insulated overhead door. The garage has power and a great hobby room at the end with big bright windows. It wouldn't take much to efficiently heat this structure. Don't miss out



on this unique opportunity to live in an outdoor lover's paradise in rural Alberta!

Built in 1950

Essential Information

MLS® #	A2145754
Price	\$68,800
Sold Price	\$76,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	747
Acres	0.22
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	101 56524 52a Range
Subdivision	Lindbergh
City	Lindbergh
County	St. Paul No. 19, County of
Province	Alberta
Postal Code	T0A 2J0

Amenities

Parking Spaces	5
Parking	Double Garage Detached

Interior

Interior Features	Vinyl Windows
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	None
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

Additional Information

Date Listed	June 30th, 2024
Date Sold	July 20th, 2024
Days on Market	20
Zoning	(U) General Urban Distric
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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