

# \$249,900 - 118, 71332 Range Road 262, Ridgevalley

MLS® #A2189085

## \$249,900

4 Bedroom, 2.00 Bathroom, 988 sqft  
Residential on 0.18 Acres

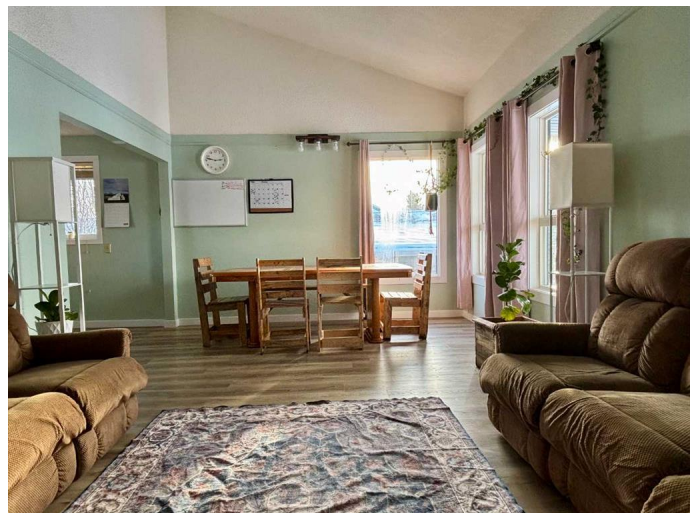
NONE, Ridgevalley, Alberta

Located in the quiet and cozy community of Ridgevalley this bright, updated home is ready for new owners. With numerous upgrades in recent years including new flooring throughout, fresh trim and paint upstairs, and brand-new stainless-steel kitchen appliances, you can move in and enjoy. This house would be an excellent family home or a spot for someone looking to downsize off the farm or acreage. It has 2 bedrooms and a full bathroom on the main level as well as an additional 2 bedrooms and three piece bath in the basement. Outside there is a large parking pad in the front and a second gravel parking pad off the rear alley too. In the fenced rear yard you will find numerous trees as well as lots of room to play and 2 storage sheds. With very few housing options in the area this is one home you will want to see before it's gone!

Built in 1982

### Essential Information

MLS® #	A2189085
Price	\$249,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.18
Year Built	1982



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	118, 71332 Range Road 262
Subdivision	NONE
City	Ridgevalley
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0H0

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	92

Zoning

HR

## **Listing Details**

Listing Office

Royal LePage - The Realty Group

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.