# \$434,900 - A&b, 84052 Hwy 59, La Glace

MLS® #A2217708

### \$434,900

5 Bedroom, 2.00 Bathroom, 1,236 sqft Residential on 3.90 Acres

NONE, La Glace, Alberta

Perfect for first-time acreage buyers looking to escape the city and enjoy peaceful rural living, this updated 5-bedroom, 2-bathroom home sits on 3.9 acres just one mile west of La Glace, right off pavement, and is zoned CR-5 for flexibility. Featuring a 26' x 24' attached garage and a second residence with rental or family potential, this property offers excellent value and space for growing families. The main home has seen many upgrades including a fully renovated kitchen, updated flooring, paint, and bathrooms, plus a fully developed basement with a kitchenette and cold storage. The yard is nicely treed for privacy, and the second homeâ€"currently rented to a family memberâ€"could help with the mortgage or provide space for extended family. Affordable, move-in ready, and loaded with potentialâ€"this is rural living made easy!

Built in 1978

#### **Essential Information**

MLS® # A2217708 Price \$434,900

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,236

Acres 3.90

Year Built 1978







Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address A&b, 84052 Hwy 59

Subdivision NONE

City La Glace

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H2J0

#### **Amenities**

Parking Spaces 20

Parking Double Garage Attached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Stove

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Block

#### **Additional Information**

Date Listed May 4th, 2025

Days on Market 177
Zoning CR5

# **Listing Details**

## Listing Office Sutton Group Grande Prairie Professionals

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