

# \$450,000 - A&b, 84052 Hwy 59, La Glace

MLS® #A2217708

## \$450,000

5 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 3.90 Acres

NONE, La Glace, Alberta

Beautifully updated 5 bedroom, 2 bathroom acreage located just 1 mile west of La Glace on 3.9 acres zoned CR-5, featuring a 26' x 24' attached double garage and a bonus secondary residence offering rental potential. This home has seen numerous upgrades including a renovated kitchen with new cabinets, countertops, and tile backsplash, updated shingles, vinyl plank flooring in main areas, newer carpet in bedrooms, fresh paint, and an upgraded main bathroom. The main floor offers a bright kitchen, dining area, three bedrooms, and a modern 4-piece bath, while the fully developed basement includes two large bedrooms, a spacious rec room, full bathroom, kitchenette, and cold storage. The secondary home is currently occupied but requires work and is considered to have little or no monetary value. The acreage is partially treed with a natural windbreak on the west side, offering privacy and potential for animals, gardening, or additional development.



Built in 1978

## Essential Information

MLS® #	A2217708
Price	\$450,000
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, Electric Stove, Refrigerator, Washer/Dryer
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	Wood Frame, Concrete
Foundation	Block

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	116
Zoning	CR5

**Listing Details**

Listing Office                Sutton Group Grande Prairie Professionals

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