

# \$675,000 - 71355 Range Road 261, Ridgevalley

MLS® #A2224665

## \$675,000

3 Bedroom, 3.00 Bathroom, 2,594 sqft

Residential on 3.71 Acres

NONE, Ridgevalley, Alberta

Check out this one of a kind bungalow located on an impeccably landscaped 3.71 acres near Crooked Creek / Ridgevalley. This home was custom built by the current owner and is situated on a reinforced poured concrete slab-on-grade foundation with an attached 2-car garage. Some of the features of the home include 9-foot ceilings, gas fireplace in the living room, a spacious primary bedroom with and 4-piece ensuite and jetted tub. The efficient and functional kitchen layout includes a built-in second oven and an abundance of custom cherry wood cabinetry. Flooring is mostly ceramic tile, hardwood and laminate and the home has both in-floor and forced-air heating. Beyond the home, the site has incredible landscaping with a treed front portion of the lot to provide privacy, stamped concrete walk-way and rear patio, garden area, underground irrigation for the lawn, allen-block enclosed garden beds, poured concrete front parking pad off the garage. The driveway and parking area are solid and underlaid with geotextile fabric. Out-buildings include a 24 x 30 workshop and a 8.5 x 20 shed on skids with a barn door entry. This pristine property shows pride of ownership at every turn. It's an easy 40 minute commute to the city with the sun at your back both morning and evening.

Built in 2007

## Essential Information



MLS® #	A2224665
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,594
Acres	3.71
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	71355 Range Road 261
Subdivision	NONE
City	Ridgevalley
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0Y0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Combination, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Barbecue, BBQ gas line
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	79
Zoning	A-1

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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