

# \$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 | 114           |
| Zoning         | CR5           |

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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