

\$295,900 - 18, 1st Street, Grouard

MLS® #A2162730

\$295,900

2 Bedroom, 1.00 Bathroom, 1,150 sqft
Residential on 12.00 Acres

NONE, Grouard, Alberta

1150 square foot modular home with shop on 12 acres. The 12 acres are comprised of 6 titles ranging in size from 0.4 to 7.3 acres. The majority of the acres are overlooking or have frontage on Buffalo Bay, an inlet off of Lesser Slave Lake. The largest of the acreages has the home, shop, hunter's cabin, and multiple outbuildings. The home has two bedrooms and a loft accessible by a ladder. Interior and exterior lights have been updated to LED, in the summer of 2024 the shingles have been professionally replaced and there is a paved driveway. The 48 x 32 steel-clad shop is on a cement slab and has a 16-foot door allowing for your RV to be stored inside. Call, email or text today to book your showing.

Built in 2000

Essential Information

MLS® #	A2162730
Price	\$295,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,150
Acres	12.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home



Status Active

Community Information

Address 18, 1st Street
Subdivision NONE
City Grouard
County Big Lakes County
Province Alberta
Postal Code T0G 1C0

Amenities

Parking Asphalt, Double Garage Detached, Front Drive, Garage Door Opener
of Garages 4

Interior

Interior Features No Smoking Home, Open Floorplan, Ceiling Fan(s), High Ceilings, Vinyl Windows, Laminate Counters
Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Basement None

Exterior

Exterior Features Storage, Private Yard
Lot Description Back Yard, Landscaped, Lake, Low Maintenance Landscape, No Neighbours Behind
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Block

Additional Information

Date Listed September 4th, 2024
Days on Market 212
Zoning Residential

Listing Details

Listing Office Grassroots Realty Group - High Prairie

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