

# \$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
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### 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	253
Zoning	Residential

### Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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