

# \$285,000 - 18, 1st Street, Grouard

MLS® #A2162730

## \$285,000

2 Bedroom, 1.00 Bathroom, 1,150 sqft  
Residential on 7.30 Acres

NONE, Grouard, Alberta

1150 square foot modular home with shop on 7.3 acres. The property is overlooking 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          | \$285,000                            |
| Bedrooms       | 2                                    |
| Bathrooms      | 1.00                                 |
| Full Baths     | 1                                    |
| Square Footage | 1,150                                |
| Acres          | 7.30                                 |
| 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, Refrigerator, Electric Range, Washer/Dryer                                           |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas                                                                                              |
| Basement          | None                                                                                             |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2024 |
| Days on Market | 332                 |
| Zoning         | Residential         |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Grassroots Realty Group - High Prairie |
|----------------|----------------------------------------|

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