

# \$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 214  
Zoning Residential

### Listing Details

Listing Office Grassroots Realty Group - High Prairie

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