

# \$239,900 - 210 55504 Nikoodi Road, Glenevis

MLS® #E4424139

**\$239,900**

3 Bedroom, 1.00 Bathroom, 896 sqft

Single Family on 7.39 Acres

Glenevis, Glenevis, AB

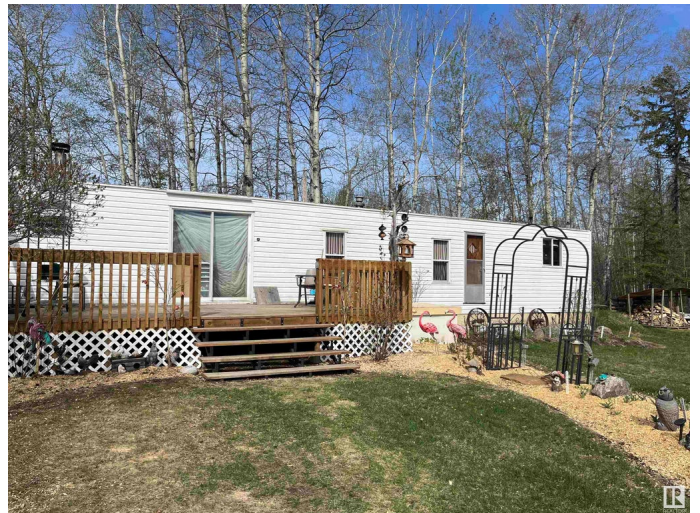
7.39 ACRES IN TOWN! Located in Glenevis this beautifully LANDSCAPED property has a 3 bedroom home with a GREENHOUSE and plenty of room to start a HOBBY FARM—all within WALKING distance to the STORE and POST OFFICE. This property can SUPPORT up to 6 HORSES or a variety of other animals.

There are many FLOWER BEDS and an east facing 12' x 22' DECK. Less than an hour from Edmonton on paved roads right to the driveway and close to Hwy 43. Fully serviced with natural gas, electricity, drilled well and septic. Municipal sewer line can be tapped into if desired. This property has ENORMOUS POTENTIAL. Don't miss out!

Built in 1973

## Essential Information

MLS® #	E4424139
Price	\$239,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	7.39
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	210 55504 Nikoodi Road
Area	Glenevis
Subdivision	Glenevis
City	Glenevis
County	ALBERTA
Province	AB
Postal Code	T0E 0X0

### Amenities

Amenities	Deck, Greenhouse
Parking Spaces	4
Parking	No Garage, RV Parking

### Interior

Appliances	Dryer, Freezer, Stove-Electric, Washer, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Fireplaces	Woodstove
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped
Roof	Flat, Unknown
Construction	Wood, Vinyl
Foundation	Block, Preserved Wood

### Additional Information

Date Listed	March 5th, 2025
Days on Market	171
Zoning	Zone 70

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