

## \$269,000 - 210 55504 Nikoodi Road, Glenevis

MLS® #E4424139

**\$269,000**

3 Bedroom, 1.00 Bathroom, 896 sqft

Single Family on 7.39 Acres

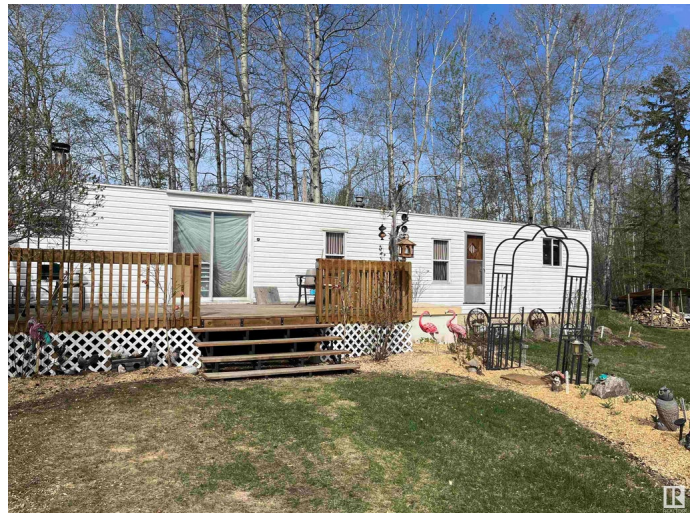
Glenevis, Glenevis, AB

CALLING ALL GREENTHUMBS!!! 7.39 acres in the hamlet of Glenevis with a home based greenhouse business opportunity. Make this property your private oasis or a home based business. This solid 3 bedroom home has a newer patio door opening onto a 12x22 East facing deck, extensive landscaping with thousands of dollars worth of plants with acres more of untouched areas plus a 20x56 greenhouse for personal indulgence or a business venture. You can keep the property more secluded or remove some trees on the north property line to give you exposure to Hwy 43. Located on the edge of the Hamlet of Glenevis, you can walk to the local post office or convenience/liquor store with gas station and bottle depot. A drilled well services this property with a current wastewater system plus a municipal sewer line available for connection. Lots of potential on this property.

Built in 1973

### Essential Information

MLS® #	E4424139
Price	\$269,000
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 45

Zoning Zone 70

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Listing information last updated on April 19th, 2025 at 5:02am MDT