

**14 Mountview Place
Granum, Alberta**

MLS # A2284581



\$345,000

Division:	NONE	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,165 sq.ft.	Age: 2003 (23 yrs old)
Beds:	3	Baths: 2
Garage:	Double Garage Detached, Off Street, RV Access/Parking	
Lot Size:	0.22 Acre	
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Private	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions:	Fridge, stove, dishwasher, washer, dryer, window coverings, shed
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Welcome to this beautifully maintained bungalow tucked away in a quiet cul-de-sac in the peaceful community of Granum, just a short walk to the school! This well-kept home offers 3 bedrooms and 2 full bathrooms on the main level, making it the perfect fit for families, retirees, or anyone looking for comfortable small-town living. The main floor features a good-sized kitchen and bright living room, with patio doors that lead out to a brand new concrete patio—ideal for summer BBQs and relaxing evenings in your private backyard! The primary bedroom is complete with a walk-in closet and its own 4-piece ensuite, offering a comfortable and functional retreat. Downstairs, you’ll find an abundance of space currently set up as a playroom/recreation area, with endless potential to add another bedroom and finish it off into a spacious family room tailored to your needs. The utility and laundry rooms are generously sized and provide excellent additional storage options! Outside is where this property truly shines—enjoy a beautiful, newly sodded backyard with a huge garden shed perfect for bikes, lawn equipment, and all your gardening tools, plus a massive heated shop/garage that is insulated, drywalled, and equipped with a 220 plug—ideal for hobbyists, mechanics, or anyone needing serious workspace!! With back alley access and plenty of room behind the fence for additional vehicle or RV parking, this property offers incredible flexibility and convenience. Granum is known for its quiet streets, affordable living, and friendly community atmosphere—making it a wonderful place to call home! Don’t miss your opportunity to own this fantastic property—call your REALTOR® today and book your showing!