



GRASSROOTS

REALTY GROUP

1-833-GPROOTS (477-6687)
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5-35076 TWP 730
Grande Prairie, Alberta



\$464,900

Division:	Bezanson		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	1982 (36 yrs old)
Beds:	3 up / 1 down	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	Detached, Double		
Driveway:	Gravel		

Heating: Forced Air, Natural Gas

Water: Drilled

Floors: -

Sewer: -

Roof: -

Taxes: \$ 2,118

Basement: Full

Condo Fee: -

Exterior: Vinyl

Lot Fee: -

Land: Wooded/Treed

Maintenance Fee: -

Features: Deck, RV Parking

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings.



GORGEOUS 3.09 ACRES ONLY 15 MINUTES EAST OF GP. BREATHTAKING PARCEL OFFERING FULLY TREE'D SECLUSION & TRANQUIL SPACE. 1274 SQ FT BUNGALOW IS FULLY DEVELOPED WITH DETACHED HEATED GARAGE. SIDE ENTRY OFFERS BOOT ROOM WITH CABINERY AND 1/2 BATH. SUNKEN LIVING ROOM IS OPEN TO THE KITCHEN AND DINING AREA. 3 BED AND 1 FULL BATH UPSTAIRS. DOWNSTAIRS OFFERS A WIDE OPEN REC ROOM, SPACIOUS LAUNDRY AREA, FULL BATH WITH TILE SHOWER AND A SPARE BEDROOM. BREEZE-WAY BETWEEN THE HOME AND DETACHED HEATED GARAGE. MASSIVE EAST FACING DECK WAS JUST FRESHLY PAINTED. THIS OVERLY PRIVATE PARCEL INCLUDES 2 TITLES, LOT 3 IS 1.53 ACRES AND LOT 4 IS 1.56 ACRES. A GREAT INVESTMENT WITH THE OPPORTUNITY TO SELL LOT 4 AND RE-COUP COSTS OR KEEP IT IS AS EXTRA SPACE. MUST BE SEEN IN PERSON TO APPRECIATE.

AFFORDABLE ACREAGE LIVING. BOOK YOUR SHOWINGS NOW. EASY TO VIEW.