



GRASSROOTS
REALTY GROUP

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745002 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2216318



\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,228 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	4.08 Acres		
Lot Feat:	Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-74-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	2 Sheds
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This beautifully updated 3 bedroom, 2.5 bathroom home is move-in ready and packed with upgrades. The well pump, hot water tank, pressure tank, washer, and dryer were all replaced in 2023. The tin roof was done just last year, and the toilets and upstairs tub are brand new and have never been used. The kitchen flooring was updated this spring, while the rest of the upstairs flooring was done in 2023. Downstairs features brand new carpet and fresh paint throughout. The home is sparkling clean—please remove shoes during showings as both levels have been recently cleaned. The well is located behind the garage, and the septic system runs along the northeast top portion of the bank by the fencing. Most of the items in the backyard will be removed before possession. This is a solid, updated acreage with everything already done, including a great shop. Come take a look and see if it's the one for you!