



GRASSROOTS
REALTY GROUP

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723001A Rge Rd 50
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2218136



\$1,120,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,934 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	23.35 Acres		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Other, See Remarks
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Well
Sewer:	Other
Condo Fee:	-
LLD:	-
Zoning:	AG
Utilities:	-

Inclusions: all appliances

BUSINESS PROPERTY OPPORTUNITY! 23+ acre parcel located East of GP off of RR50 with House and SHOP. The extra long driveway gives you a lot of privacy and extra security. The unique shape home offers 1934 square feet. The main level has a nice living kitchen and dining area. The kitchen was redone approximately 10 years ago along with a lot of other renovations. The main level also has a full primary bedroom with en-suite and a powder room. (check pictures for a full floor plan). Upstairs there are 3 bedrooms (1 is missing a closet) and a full bathroom. The partially finished basement has a lot of potential and doesn't need a lot to be completed (drywall and most of the framing is done). The home comes with an updated furnace, hot water tank, central air, high end humidifier and an aztec water system. Outside you will find 23 acres, lots of fencing is done, a lot of gravel has been spread to accommodate a trucking company or small business venture. The 50x80 shop has 2 overhead heaters, a 2 storey office and bedroom/suite, and is finished with tin. There are also a few other outbuildings outside. This is a unique opportunity to buy a great home with a shop. Turn the key, move in and enjoy. Services include a pump out sewer, natural gas, power and a well.