



GRASSROOTS
REALTY GROUP

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745049 Range Road 50
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2226203



\$449,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,204 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	22.52 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	31-74-4-W6
Exterior:	Other	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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This cozy mobile home offers 3 bedrooms and 2 baths, nestled on 22.52 acres of pure Alberta countryside. Perfect for those seeking space, privacy, and endless possibilities—bring your animals, your toys, and your dreams! HWT 5-7 years old, Furnace 3 years old, new well pump 2024, roof done on 2012.