



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**712047 RR 54 NW 16-71-5 W6**  
**Grande Prairie, Alberta**

**MLS # A2238845**



**\$524,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	2.91 Acres		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-71-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** microwave, blinds, wood shed, brown shed, cat house (if buyer wants 2 cats with it), picnic tables & Adirondack chairs around fire pit, greenhouse. (Fridge, microwave, wood stove, built-in work benches/storage area in garage.) Water shed & tank. Water treatment tank, pump & hoses for lawn & garden watering.

AMAZING LOCATION ONLY 5 MINUTES FROM TOWN, PAVED ALL THE WAY! This acreage is zoned CR5, NOT PART OF A SUBDIVISION! Clean, bright, open concept mobile home with 3 bedrooms & 2 full bathrooms! Master includes ensuite with jet tub & walk in closet! Lots of upgrades to this home including all new roof, insulated skirting, block pilings, exterior & patio doors, new furnace & hot water tank! 28x30 heated garage with work benches! This property boasts a picnic area with fire pit & garden area! Huge lawn to host barbecues, play outdoor games or simply lounge in the sun. Brand NEW DRILLED WELL last year 2024 & newer 4 stage septic treatment system. The secondary surface well is great for watering the lawn & gardens which INCLUDE asparagus, strawberries, raspberry, saskatoon, haskap & lilac bushes. New willows & spruce trees have been planted within the last year through the shelter belt program. There is a water shed & extra shed for storage. New school only minutes away! CHECK OUT THIS INCREDIBLE PROPERTY TODAY! Listing realtor is related to sellers.