



**GRASSROOTS**  
REALTY GROUP

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10, 34035 TWP RD 713A  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2239331



**\$649,900**

<b>Division:</b>	Wapiti Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	7.23 Acres		
<b>Lot Feat:</b>	Farm, Few Trees, Gentle Sloping, Landscaped		

<b>Heating:</b>	Combination, See Remarks, Wood, Wood Stove
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Metal
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Wood
<b>Features:</b>	See Remarks

<b>Water:</b>	Shared Well
<b>Sewer:</b>	Septic Field
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	CR4
<b>Utilities:</b>	Natural Gas, Natural Gas Connected

**Inclusions:** fridge, stove top, wall oven, dishwasher, washer, dryer, fuel tanks (negotiable)

7+ acre parcel 20 min to GP! This property comes with a fully finished/renovated home and a 45x60 shop! (shop has 600 amp service) The shop is fully finished with 2 doors, concrete floor, radiant and wood heat. Used to be a welding shop and is a great quality built steel construction building. The home has been nicely renovated. The upstairs consists of a brand new kitchen, dining area, very spacious living area, lots of windows, a full bathroom and a master suite. The basement has 1.5 bathrooms, full bedroom, open area and has room to add a bedroom. The outside of the home has a large maintenance free deck, tin roof, concrete pad and good parking. There is fencing done for horses too (needs a half an hour to complete it). This is a very private place close to GP and offers great value to any buyer. The home is on a shared well that would be considered artesian (approx 100 gpm) and is shared with 5 other houses. There is a septic field. Shop has natural gas. House is run on a diesel/wood furnace. Brand new electric water heater.