



GRASSROOTS
REALTY GROUP

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

90058 A & 90058 B Township Road 720
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2242182



\$1,600,000

Division:	NONE		
Cur. Use:	See Remarks		
Style:	Bungalow		
Size:	4,274 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Gravel Driveway, Heated Garage, Oversized, Quad or More Attached		
Lot Size:	115.62 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Near Town:	Wembley
Basement:	None	LLD:	1-72-9-W6
Exterior:	Concrete	Zoning:	AG
Foundation:	Slab	Utilities:	Natural Gas Connected
Features:	Breakfast Bar		

Major Use: Mixed

115+/- acres with a 4274 sqft home and a 3267 sqft garage attached. Plenty of room in this one-level home for entertaining and a large heated garage to store your vehicles and toys. The garage is also set up with a 2nd kitchen and dining room. There is a 4080 sqft shop with 16 ft doors and 18 ft ceilings, with an additional 3120 sqft of office space and a mezzanine with sleeping quarters and a coffee room. There is approximately 3 acres of well-gravelled yard space with underground power throughout the yard and a hitching rail for plugging in trucks and equipment. There is an 800 sq ft cottage/ 2nd residence located in the main yard as well. Balance of property is a mix of hayfield, native trees and a recreation area with a cook house, patio, and an outdoor pool. The cookhouse offers power, lights, a full bathroom, an outdoor shower and an outhouse. A pond with a man-made beach and quad trails throughout adds to the recreational appeal. This diverse property is suitable for contractors, truckers or R.V. storage, and is also an excellent set-up for an extended family or multi-family operation. Location is great, only 20 minutes West of Grande Prairie, 10 minutes East of Beaverlodge, 1 mile off pavement and 1/2 mile from the Saskatoon mountain recreation area. Contact us for a more detailed feature sheet or with questions regarding this property and its extensive infrastructure.