



GRASSROOTS
REALTY GROUP

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17-25039 Township Road 722
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2247335



\$424,900

Division:	Rio Bend Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,499 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	3.52 Acres		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Linoleum, Vinyl	Sewer:	Mound Septic, Pump, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-72-2-W6
Exterior:	Vinyl Siding	Zoning:	CR-4
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry		

Inclusions: x2 Sheds & Coverall

Offering an excellent opportunity to step into acreage ownership! Welcome to the family friendly subdivision of Rio Bend Estates, located just 5 minutes from the quaint community of Bezanson and within 30 minutes to Grande Prairie. A short atv ride and you have access to your extended outdoor oasis via crown land that takes you on an adventure to the beautiful Smoky River valley! Upon approaching your 3.52 acres, you will notice an inviting landscape of grassy areas, trees and a private fire pit area offering a peaceful setting. Inside you will be welcomed by a large open floor concept with loads of natural light offering a bright and airy aesthetic including updated vinyl plank flooring. The heart of the home is complete with a pantry, updated appliances easy flow into the living room. Off the main entrance which houses your laundry and utilities you have your primary bedroom featuring large walk in closet and 4 piece ensuite. Additionally you have another room you can utilize for storage, a small office space or whatever you like! Making your way to the opposite end of the home you will find another entrance with a second, massive covered deck, a large coat closet for additional storage, two more bedrooms and a second 4 piece bathroom. This property is truly one you will want to view. This property offers many areas and opportunity to expand on what is there by building your future garage, and/or a place to build your dream home down the road. Book your viewing and get started building your dream life out in the country, today!