



GRASSROOTS
REALTY GROUP

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61, 25039 Township Road 722
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2247763



\$439,900

Division:	Rio Bend Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,244 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	3.91 Acres		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt

Basement: None

Exterior: Concrete, Vinyl Siding

Foundation: Perimeter Wall, ICF Block

Features: Kitchen Island

Water: Cistern

Sewer: Septic Tank

Condo Fee: -

LLD: -

Zoning: CR4

Utilities: -

Inclusions: none

Peaceful Country Living with this manufactured home set on 3.91 acres bordering the Smoky River. Only 38 km east of Grande Prairie and 2 km off highway 43. The home boasts a large kitchen with an abundance of counter and cupboard space. Open layout perfect for family gatherings. Primary bedroom is spacious and includes a full ensuite with walk in closet, dual sinks, double shower. There is also 2 spare bedrooms, main bathroom and laundry off the side entrance. Sit and enjoy sunsets on the west facing veranda. There is a 27 x 27 detached garage for vehicles, toys, or a workshop. Yard offers plenty of area to accommodate an RV or other additional equipment. There are over 300 new seedlings planted, plus established lilacs, mayday, sand berry and crab apple trees throughout the property. There are chicken coops, greenhouse, sheds and established garden are ready for your green thumb, fencing for horses if thats more your style. Whether you're looking for a peaceful retreat, a hobby farm or simply more space to enjoy the outdoors, this property has it all ! Book your viewing today and make this house your home.