



Range Road 54

MLS # A2254545

Rural Grande Prairie No. 1, County of, Alberta



\$629,900

Division: NONE

Type: Residential/Manufactured House

Style: Acreage with Residence, Bungalow

Size: 1,520 sq.ft. **Age:** 2013 (13 yrs old)

Beds: 3 **Baths:** 2

Garage: Parking Pad

Lot Size: 5.22 Acres

Lot Feat: Farm, Few Trees, Front Yard, Gentle Sloping, Pasture, Rectangular Lot, See

Heating: Forced Air

Water: Well

Floors: Vinyl Plank

Sewer: Mound Septic

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: See Remarks

Zoning: CR5

Foundation: Piling(s)

Utilities: Natural Gas Connected

Features: See Remarks

Inclusions: fridge, stove, dishwasher

5.22 acres in a great location! This property borders a creek and has a beautiful landscape with great views. The property comes with a 2013 Moduline built home offering over 1500 square feet of space. The home is getting a make over with flooring and paint and will be a big improvement over what you see on the pictures. The home is located up a short driveway with endless potential for the back yard of your dreams, potential for horses, cows, a shop and business opportunities. The services include a brand new well (50 gallons per minute), natural gas, power and a brand new septic system. There is about half a mile of gravel other than that its pavement right into the city of GP. Take advantage of this great opportunity to own a CR5 Acreage with a great home allowing you to purchase the lifestyle opportunities you have been waiting for.