



GRASSROOTS
REALTY GROUP

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5, 53054 TWP RR 712
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2254879



\$424,900

Division:	Windwood Lane		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,190 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	3.36 Acres		
Lot Feat:	Many Trees		

Heating:	Floor Furnace, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Metal
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Block
Features:	Open Floorplan

Water:	Well
Sewer:	Septic Tank
Condo Fee:	-
LLD:	-
Zoning:	CR-5
Utilities:	-

Inclusions: fridge, stove, washer, dryer

Discover the perfect blend of privacy and convenience with this 3.36-acre property, located just minutes from the city and all amenities. Tucked away on a long driveway and surrounded by mature trees, this property offers peace and seclusion while keeping you close to everything you need. The property currently features an older mobile home with an addition, complete with a well and septic system in place. At the back of the lot, you'll also find an older workshop, providing additional storage or project space. With its spacious, wooded setting, this property is an ideal location to build your dream home and garage while enjoying the natural beauty and tranquility of the land. Whether you're looking to renovate, start fresh with new construction, or simply enjoy the acreage as it is, this property offers plenty of potential.