



**GRASSROOTS**  
REALTY GROUP

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70061 Township Road 710  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2260829



**\$735,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,400 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Covered, Double Garage Detached, Driveway, Heated Ga		
Lot Size:	9.98 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-70-7-W6
Exterior:	Vinyl Siding	Zoning:	CR3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, shed, chicken coop, garage heater

ChatGPT said: Looking for the perfect blend of privacy, functionality, and country charm just minutes from the city? This beautifully maintained 5-bedroom, 3-bathroom bungalow sits on 10 private acres only 6 minutes on pavement to Grande Prairie, offering the ideal setup for acreage living. Built in 2003, the home features vaulted ceilings, open-concept living, and convenient main-level laundry, with the master bedroom, kitchen, and living area all on one floor. The kitchen has been tastefully updated with a live-edge island, fresh paint, and a newer stove, while the basement offers a spacious rec room, two bedrooms, and another 4-piece bathroom. Step outside and you'll find a covered front deck, chicken condo, garden spot, and circle driveway, all surrounded by trees and walking trails perfect for quiet evenings or family adventures. The 26' x 30' heated garage is a dream workspace with 16" walls, a 12" door, welder plug, and 10" lean-tos on three sides for extra storage. With recent updates including new shingles, well pressure tank, septic pump and alarm, and more, this acreage is move-in ready and full of value. Whether you're gardening, raising animals, or simply enjoying the peace and privacy of your own land, this property offers the lifestyle you've been waiting for — all within minutes of the city!