



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

740061 Range Road 43
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2260899



\$499,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,390 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.34 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Many Trees, Seasonal Water		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	3-74-4-W6
Exterior:	Wood Frame	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: Outbuildings

Set on a beautifully treed acreage, this charming modular home comes with a flexible addition and offers both comfort and serenity. Featuring 3 bedrooms with tasteful finishings, the home is warm, inviting, and move-in ready. Master Bedroom is nice and big featuring a 3 piece ensuite. The main level has tasteful finishing's throughout. Outside, you'll love the detached double garage/shop—perfect for storage, projects, or extra parking. This detached shop comes with 100 amp services with 220v plugs ready to go. A seasonal creek runs through the property, adding a touch of natural beauty and tranquility. With plenty of trees providing privacy and a peaceful setting, this acreage is the perfect blend of modern living and country charm. You will find RV stalls ready to go and wired in!