

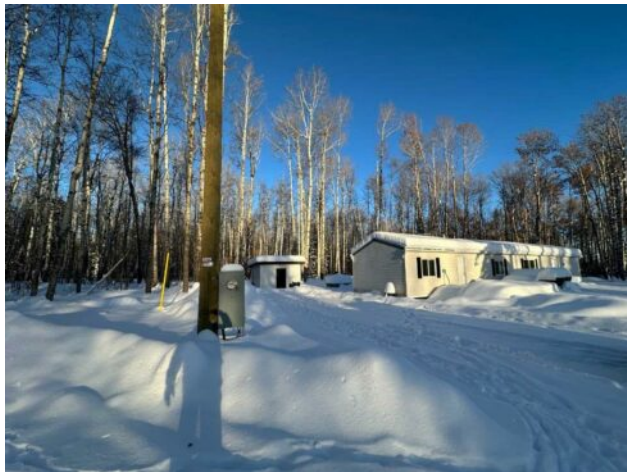


GRASSROOTS
REALTY GROUP

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83032 TWP RD 702A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2276337



\$550,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,216 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Gravel Driveway, Outside, Oversized, Parking Pad		
Lot Size:	33.09 Acres		
Lot Feat:	Many Trees, Pasture, Private, See Remarks		

Heating:	Forced Air, Propane	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Other, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	16-70-8-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Other, Piling(s)	Utilities:	Electricity Connected, Propane, Sewer Connected, Wa
Features:	Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Discover the serenity of country & wooded living in this appealing 3-bedroom, 2-bathroom home on 33.09 acres. The 1,216-square-foot interior offers a bright and airy atmosphere, highlighted by vaulted ceilings and an open-concept kitchen with a useful central island. Designed for modern convenience, the home features carpet-free flooring throughout and a second bedroom that includes its own spacious walk-in closet. The real star is the land: 25+ /- acres of mature forest right at your doorstep, and property is also located within walking distance of the beautiful 'Wapiti River'. With newer shingles and a handy storage shed already in place, this property is move-in ready and waiting for your personal touch. There is also a large deck to sit and relax on and enjoy the peace and quiet of your private paradise and ample parking for you & your guests on gravel area near the home with gravel driveway leading in. Lawn grass has been seeded near the home and will fill in once the warm spring days come upon us again. Noteworthy updates including newer shingles to ensure peace of mind, while the CR-5 zoning provides a variety of possibilities for the land's use including minor agricultural pursuits, home-based businesses and limited livestock with the cleared, 6-7 acres of fenced pasture. Contact a REALTOR® today for more information or to view!