



83032 TWP RD 702A

MLS # A2276337

Rural Grande Prairie No. 1, County of, Alberta

**\$550,000**



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

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