



GRASSROOTS
REALTY GROUP

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712078 34 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2282218



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,257 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	None		
Lot Size:	40.00 Acres		
Lot Feat:	No Neighbours Behind, Rectangular Lot, See Remarks, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-71-3-W6
Exterior:	Aluminum Siding , Mixed, See Remarks, Vinyl Siding, Wood Frame	Zoning:	CR5
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Laundry Sink, Wooden Riding Arena/Pen. All out buildings.

So you're looking to get away from the continual noise of City Living.... Well here you are! Your opportunity for peace and quiet, starts here. How does 40 Tree'd Acres sound? This beautiful acreage is located 25 minutes east of Grande Prairie. Where all you see when you step out the front door of the fully developed 5 bed, 3 bath home is your own private yard surrounded by beautiful mature trees and all you hear are the birds chirping and breeze rustling the leaves. The driveway alone, so picturesque and treed, is sure to welcome you home. The yard is newly developed with a fenced pasture for animals behind the home, a wooden riding pen for horses, an approx. 18 x 28 older workshop with a lot of character, a chicken coop with power, and 2 more out buildings/sheds. There is also plenty of potential in the acres behind for the future development of a shop, a barnyard, a motocross track or just about anything else you can imagine. You are sure to appreciate the home as well, updated with a newer kitchen complete with black appliances, newer windows, newer master ensuite, flooring, paint and fantastic rustic touches like the custom sliding barn door and refinished coffee nook with barn wood backsplash. And with 1,400 sq.ft. on each level, there is plenty of space for the entire family to spread out and enjoy. This property has its own well, its own septic system, and has its own propane heat source. Properties like this are hard to find so be sure to book your private viewing today! Wondering about the bus system for your school aged kids? The Bezanson School Bus picks the kids up and drops them off... At the end of your driveway!