



**GRASSROOTS**  
REALTY GROUP

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**714032 35 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2286012**



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	5.14 Acres		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Other

**Roof:** Other

**Basement:** Full

**Exterior:** Other

**Foundation:** Other

**Features:** See Remarks

**Water:** Other

**Sewer:** Septic System

**Condo Fee:** -

**LLD:** -

**Zoning:** Cr-5 Country Residential

**Utilities:** -

**Inclusions:** None

Located in a desirable rural setting just off a quiet road, this 5+ acre property offers privacy, space, and excellent potential. The home, built in 2012, features an attached garage along with a separate detached garage, providing ample parking, storage, or workshop options. A tree-lined driveway adds to the property's charm and sense of seclusion while still offering convenient access to nearby amenities. An excellent opportunity for those seeking acreage living in a sought-after location.