



**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>     | 3                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 5.14 Acres                       |               |                   |
| <b>Lot Feat:</b> | Landscaped                       |               |                   |

|                    |                         |                   |                          |
|--------------------|-------------------------|-------------------|--------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Other                    |
| <b>Floors:</b>     | Other                   | <b>Sewer:</b>     | Septic System            |
| <b>Roof:</b>       | Other                   | <b>Condo Fee:</b> | -                        |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -                        |
| <b>Exterior:</b>   | Other                   | <b>Zoning:</b>    | Cr-5 Country Residential |
| <b>Foundation:</b> | Other                   | <b>Utilities:</b> | -                        |
| <b>Features:</b>   | See Remarks             |                   |                          |

**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.