



14, 85060 Township Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2295810



\$399,900

Division:	Mountain Side Estates		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,140 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	4.13 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees, Private		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Piling(s)

Features: High Ceilings, Laminate Counters, Open Floorplan

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 18-72-8-W6

Zoning: CR-4

Utilities: -

Inclusions: Blinds, 2 TV mounts

If you're looking to escape the city for some peaceful seclusion, this charming home on 4.13 acres in Mountain Side Estates is the perfect retreat. Located just 20 minutes west of Grande Prairie with pavement right to your door, the property offers a functional floor plan highlighted by a trendy kitchen and dining area that overlooks a spacious, light-filled living room. The layout includes three bedrooms and features a primary suite with a large walk-in closet and ensuite along with a main bathroom and dedicated laundry room. Outside, the gorgeous yard provides complete privacy among mature trees, complemented by a south-facing covered deck, a dog run, and versatile outbuildings including a barn-style shed with a chicken coop and a 16 x 18 workshop wired with 220V power.