



GRASSROOTS

REALTY GROUP

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42 72030 Township Road 704 A
Grande Prairie, County of, Alberta

MLS # GP210611



\$549,500

Division:	Wapiti Heights Estates		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	1,259 sq.ft.	Age:	2006 (13 yrs old)
Beds:	3	Baths:	2
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Gravel		

Heating: Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl

Land: Landscaped

Features: Deck, Ensuite

Water: -

Sewer: Holding Tank, Septic Field

Taxes: \$ 3,055

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings

If you're looking for a quiet place in the county to call your own, then look no further! This property comes with all the extras for livestock such as being fully fenced with 3 pastures, stock water installed, includes a horse shelter, and all 5 acres are page wired. Plus its only 15 minutes from town! The inside of the home does not fall short either and presents the perfect farm home! With a brand new paint job, and plenty of natural light the whole space feels bright and open. The kitchen offers a great layout with ample amounts of cupboard/counter space, and makes the perfect place to spend a cold winter day baking! All the bedrooms are a decent size, including the master which also offers a private ensuite and gorgeous french doors leading onto the 16X32 rear deck. The deck is the perfect place to enjoy your morning coffee or have the family over for a bbq with a natural gas hookup! This acreage is one of a kind! Don't miss out!