



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

HWY 2, Range Road 55
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2105762



\$579,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,456 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	4.83 Acres		
Lot Feat:	No Neighbours Behind, Private, See Remarks		

Heating:	High Efficiency, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	8-74-5-W6
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher

BRAND NEW Little Rock Manufactured home on an acreage just north of Sexsmith! This home offers 1456 SQF featuring an open floor plan with 3 bedrooms, 2 bathrooms and many great features and upgrades. The kitchen comes with all the appliances, a large island, corner pantry and a good size dining area accompanied with a large living room. There is vinyl plank flooring in the kitchen, dining and living room. On one end of the home you have a primary bedroom with a walk-in closet, a full ensuite and a double vanity. There is a large mudroom/laundry room area (if there is no basement on this home there is potential for an office space). On the opposite end of the home you have 2 bedrooms accompanied by a full bathroom. This home can be put on a foundation with a full basement for an extra \$65,000 and you can add a 26'x35' garage for an extra \$70,000. The CR-5 Zoning offers a variety of uses including the opportunity to run a small business from your home. This home is located just off the pavement with only a half a mile of gravel. POSSESSION will be approximately 8 weeks from February 6th, 2024 4-6 weeks from the time of an unconditional offer. The builder/developer are open to options to make a sale work including taking your current home in a trade to save you the hassle of selling it. Timelines will vary based on when the services can be brought into the acreage. Photos are accurate renderings (not actual pictures) but will closely represent the finished product.