



**34035 713A Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2106658



\$669,900

Division:	Wapiti Ridge		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,672 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	5.60 Acres		
Lot Feat:	Subdivided, Treed		

Heating:	High Efficiency	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

BRAND NEW Little Rock Manufactured home on an acreage in Wapiti Ridge!! TREED ACREAGE!! This home offers 1672 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. Attached triple 26x35 garage. The CR-5 Zoning offers a variety of uses including the opportunity to run a small business from your home. Possession is negotiable. Home is under construction. Timelines will vary based on when the services can be brought into the acreage and the homes ultimate completion date. Photos are accurate renderings (not actual pictures) but will closely represent the finished product.