



GRASSROOTS
REALTY GROUP

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

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

MLS # A2108071



\$579,900

Division:	Wapiti Ridge		
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		
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:	None	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

****QUICK POSSESSION** **ON A FULL BASEMENT**** BRAND NEW Little Rock Manufactured home on an acreage in Wapiti Ridge!! TREED ACREAGE!! 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. On the opposite end of the home you have 2 bedrooms accompanied by a full bathroom. There is potential for a detached garage to be built on this property (inquire for pricing). The CR-5 Zoning offers a variety of uses including the opportunity to run a small business from your home. Photos are accurate renderings (not actual pictures) but will closely represent the finished product. 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 may 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.