



93032 Township Road 712
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2122521



\$584,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,492 sq.ft.	Age:	2016 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front		
Lot Size:	5.34 Acres		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	16-71-9-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

AMAZING 5.34 AC ACREAGE HAS IT ALL! INCLUDES SEPARATE SUITE ! Just 25 minutes from Grande Prairie, this has all the makings of the perfect country living property. Modern home with 4 beds and 2 baths, plenty of room in a practical plan with tons of updates! No compromises here, you get high quality appliances, practical kitchen with island and plenty of dark handsome cabinetry. Yes this has a fireplace! Complete with quality rock detailing and a nice living room to match. Master bedroom comes with 4-piece ensuite, large soaker tub, and walk-in closet! 3 more generous bedrooms for you to use as you see fit, perfect for having guests or for setting up an extra office or two. You've also got a MASSIVE 1700 sq. ft detached double garage with 10' doors! It's already got a full bathroom, laundry, hookup, and in FLOOR HEAT. Suite is like new with infloor heat, full kitchen , bedroom and bathroom ! It's even got a large 20'x20' quonset greenhouse, the back of the property is fenced All the water you will need from the high producing well in this property. Book your showing today!!