

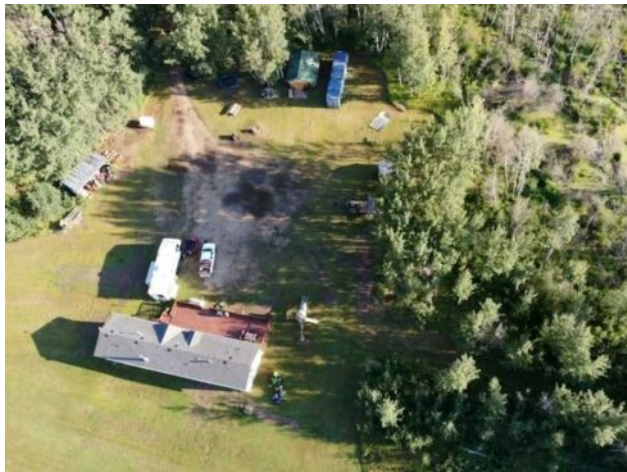


**GRASSROOTS**  
REALTY GROUP

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**32071 TWP 720 Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2125750**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	12.06 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	34-71-3-W6
<b>Exterior:</b>	Other	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** see remarks

Enjoy 12 acres of wonderful country living!! Located 27km from Grande Prairie, 100 yards off pavement and 3 minutes from Bezanson! This great property has lots to offer including a 1545sq ft house with a 16x52 foot deck, 5 outbuildings, a 22x25 ft shop, outdoor firepit, large children's playset and 2 above ground gardens. The acreage has been fenced on 3 sides and partial fenced on the fourth side. The house has a lot of new updates recently; new eavestroughs and siding, new siding on shop as well in fall of 2021. Plus, new shingles and skirting in fall 2021. New flooring, new paint, new trim, and new toilets! Also new tile around the fantastic wood burning fireplace. Back bathtub re-glazed and new countertops installed!! Nice open concept living space with 3 bedrooms, two with walk-in closets. There is jet tub in the spacious ensuite bathroom. There is also a walk-in pantry. House runs on natural gas and there is a 3000-gallon cistern, as well as a dug out. The exceptionally large deck was stained summer of 2021. There is a pad built to put an addition on west side of the deck as well. Plus, there is hook ups for another dwelling: power, sewer, and water. The shop also boasts in floor heating and 220 plug electrical. The views are spectacular and there is plenty of wildlife such as moose, deer, rabbits, and foxes. Also, tons of wild raspberries! There is gated access to the property for your security. There is SO much to enjoy and so much room for you to make this the acreage of your dreams!