



**33008 742 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2134452



\$830,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,972 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Triple Garage Detached		
Lot Size:	9.64 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Cork, Hardwood, Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-74-3-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Charming Equestrian Acreage!! Welcome to this stunning 9.64-acre equestrian estate, perfect for horse enthusiasts and those dreaming of a peaceful countryside lifestyle. This meticulously maintained property boasts a host of premium features designed to offer both comfort and practicality. The entire property is fenced and cross-fenced with durable steel fencing, ensuring the utmost safety and security for your horses and livestock. A fully equipped barn with electricity, providing ample space for storage and horse care needs. Enjoy year-round functionality with a heated 35x46 shop, complete with a spacious lean-to for additional covered storage. Additional Large 53x37 Quonset Shop offers plenty of room for equipment, vehicles, or use as a workshop. Now the Home... beautiful, spacious bungalow featuring, 5 Bedrooms, 2.5 Bathrooms. Large, Beautiful Renovated Kitchen equipped with elegant Quartz countertops, perfect for cooking and entertaining. Bask in the natural light and enjoy breathtaking views from the large sunroom, perfect for relaxation and entertaining. Main floor laundry as well. This acreage is a horse lover's paradise, providing ample space and first-class facilities for both living and equestrian activities. Contact a Real estate professional to book your private viewing