



**713013 Range Road 55
Grande Prairie, Alberta**

MLS # A2134959



\$659,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,418 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Triple Garage Detached		
Lot Size:	13.32 Acres		
Lot Feat:	Farm		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Urban Reserve
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Other

Nestled just a stone's throw away from the bustling city life, this picturesque 13.3-acre property is a true oasis of tranquility. Step into this bungalow-style home, a cozy haven built in 1969 boasting 4 bedrooms, 2.5 baths, and a spacious family room with a fire place, perfect for gatherings. The Quonset, a spacious 40 x 80 workshop built in 1979, beckons to your creativity with a concrete floor, manual overhead door, and a shop inside for your projects. The charming 1935 barn, spanning 41 x 29, adds a touch of nostalgia to the property, surrounded by a fenced garden and quaint outbuildings, including a chicken coop and dog run. Updates galore, from some new windows to a new water pump and new septic tank, ensuring modern comfort in a serene rural setting. Come experience the allure of country living at its finest!