



**51020 750 Township  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2137335**



**\$381,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR 5
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge , stove , dishwasher , washer , dryer

Looking for a spacious property with ample land for exploration and plenty of room for your children to play? Look no further than this charming 3-bedroom, 2-bathroom dwelling spanning 1150 square feet. The home boasts a lovely open plan, featuring a spacious living room and a kitchen with plenty of room to move around. There are two bedrooms with a 4-piece bathroom, and the master bedroom is generously sized with a great 4-piece ensuite and a walk-in closet! The property is nestled on a pristine 10-acre lot, conveniently located just 10 minutes north of Sexsmith. This property is ideal for equestrians or anyone seeking additional security and tranquility, thanks to its fully fenced and cross-fenced acreage. The land is also close to the green zone for recreational use like quading and horseback riding, there are trails for both! And you can access right from the property! With its perfect blend of seclusion and accessibility, you'll experience all the benefits of country living! The property also includes 3 sheds; one provides ample storage with shelving and saddle stands. The other is set up as a small work area with a work bench, shelving, and a small wood stove with space to work on ATVs/sleds. The third is an additional storage shed. Don't wait, schedule a viewing today to check out this wonderful property and all the possibilities for enjoying country living!