



**GRASSROOTS**  
REALTY GROUP

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**743004 Range Road 35**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2137859**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Gravel Driveway, Heated Garage, Insulated, Oversized, S		
<b>Lot Size:</b>	20.06 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Low		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	19-74-3-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Sea Can, Shed, Single Car and Garage Heater in Shop

What interests you in a property? Peace? Quite? Privacy? Whatever it might be, add this one to your list! This meticulously maintained manufactured home is like new, built in 2018, and comes with a picturesque setting. The driveway and yard site are well-graveled, while the rest of the rest of the acres are landscaped or treed. There are two ponds/dugouts on the property as well. Inside your new home, you have a nice welcoming entryway, an open living room with large windows to admire the wildlife through, three bedrooms, and two bathrooms, including your ensuite. Tastefully done and can come furnished, making it that much easier to just move on in. This property shines with pride of home ownership, is nestled among mature shelterbelt offers plenty of privacy and protection from the wind. Beautiful views are everywhere you look. Some extras include air conditioning, a generator for any power outages tied right into ATCO for peace of mind (you&rsqu;d never even know you lost power!), a new 14x24 garage with power, and a 30x32 heated garage with all things necessary inside to run an acreage property: 220 power, concrete floor with drain, air compressors, water softener system, and more! Several additional storage buildings provide ample space for all your equipment and supplies, ensuring that you have everything you need to maintain your property and care for any future animals. Only a short drive from Grande Prairie, and Teepee Creek is just a quick 7 km away. Paved nearly the entire way. This is a perfect property and comes at such an appealing price! You won't want to miss your opportunity to call this home your very own. Contact your favorite agent today to book your showing!