



GRASSROOTS
REALTY GROUP

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34010 TWP RD 713A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2141478



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,188 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	120.34 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-71-3-W6
Exterior:	Concrete, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: Inside: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vac, Mini Wine Fridge. Garage: Fridge, Washer, Dryer, Garage Opener. Outside: Sheds, Outbuildings.

Welcome to your own private sanctuary! Nestled on 120.34 acres of lush, treed land, this stunning property offers the ultimate in privacy and natural beauty. Enclosed by game fencing with secure cattle gates, this property features a serene, tree-lined driveway that leads you to an updated 1188 sq. ft. bungalow, built in 2000. The bright and inviting main floor is home to three spacious bedrooms, a full bath, and a welcoming living room that flows into the dining area and kitchen. Enjoy the comfort of forced air and wood heat, with updated flooring, paint, and light fixtures enhancing every room. The full basement offers additional living space with one bedroom, a family room, a full bath, and a versatile flex room currently used as a spare bedroom. You'll also find a vegetable cold room, furnace room, laundry area, and wood storage room, all designed for your convenience. The attached garage is spacious and equipped with radiant heat, perfect for those colder months. Recent updates include newer shingles and an amazing water filtration system, ensuring peace of mind and comfort for years to come. Additionally, a 40 x 50 Quonset-style second garage offers ample room for RVs, toys, and hobbies, complete with a wood stove, radiant heaters, and a 14' high and 14' wide overhead door with a garage door opener. Multiple sheds, both open-faced and enclosed, provide versatile storage options. Explore the expansive grounds with quad trails and a fantastic toboggan hill for winter fun. A seasonal creek meanders through the back of the property, adding to its picturesque charm. Garden enthusiasts will delight in the large garden area and the stunning raised garden beds filled with perennials such as rhubarb, strawberries, raspberries, and asparagus. The property also features haskap and cherry trees, providing a delightful bounty each year. This property truly must be seen to be

appreciated, as there is simply too much to capture in a listing. The property is fenced and has a large clearing, ideal for pasture. Schedule a visit today and experience the beauty and tranquility of this extraordinary acreage for yourself. Your dream retreat!