



734035 Rng Rd 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2142580



\$424,900

| | | | |
|------------------|--------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile | | |
| Size: | 1,531 sq.ft. | Age: | 1987 (37 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | 9.28 Acres | | |
| Lot Feat: | Few Trees | | |

| | | | |
|--------------------|----------------------------|-------------------|---------------|
| Heating: | Forced Air, Natural Gas | Water: | Cistern, Well |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle, Metal | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Metal Siding , Wood Frame | Zoning: | CR5 |
| Foundation: | Block, Piling(s) | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: Negotiable

Beautiful Opportunity at a Great Price. Discover this remarkable property just a short distance from Grande Prairie and even closer to the charming town of Sexsmith. Nestled on 9.28 acres of CR5 zoned land, this property offers endless possibilities for business ventures and pet lovers alike. Key Features: Home: A well-kept 1987 modular home with a large addition, providing a spacious 1,531 sq ft of living space. The home features 3 bedrooms and 1 bathroom, perfect for families or individuals seeking comfort and convenience. Acreage: With 9.28 acres, enjoy privacy and freedom with ample space for various activities and potential business opportunities. Outdoor Amenities: The property boasts fruit trees, multiple outbuildings, and sheds, some with power. A 40x60 machine shop shell structure offers versatile use for your needs. Utilities: The property is serviced with power to multiple locations, natural gas, well and cistern, and a septic tank with a pump-out field system. Recent Upgrades: Includes heat-traced septic lines, a new furnace installed in 2014, updated windows throughout, and appliances (fridge, dishwasher, and washing machine) that are only 2 years old. This property is a rare find, offering both a serene rural lifestyle and the potential for business endeavours. Don't miss out on this incredible value—book your showing today and seize this beautiful opportunity at an amazing price.