



**721040 RGE RD 54**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2160578**



**\$875,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	16.30 Acres		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Shared Well
<b>Floors:</b>	Carpet, Cork, Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Soaking Tub		

**Inclusions:** A/C, Shed, Garage heater.

If you have been waiting for an oversized CR-5 acreage close to town, and accessible by pavement, this may be the one! Perfect for the horse lover, or if you just want some extra space and privacy this 16.30acre parcel is just seconds north of City Limits. The well-established property features a beautiful home site on about 6 acres and 10 +/- acres of fenced pasture to the west. The private yard site includes fencing, tons of mature trees and landscaping, paved driveway, a fully developed and updated 2 storey home with double garage and an oversized detached garage (fits 3 cars). The home is a gorgeous blend of country style and modern updating, and you will love the wrap around deck providing covered front veranda and two-tiered partially covered rear deck. The main floor features hardwood flooring and wood stove in living room, large dining room or sitting area, dining nook with built in seating and double swing doors to patio, powder room and spacious white kitchen with quartz counters, stainless steel appliances, pantry and upgraded faucet and undermount sink. Upstairs includes 3 huge bedrooms with dormer windows, large walk-in closet or storage room and huge main bath with freestanding soaker tub, separate tiled shower with glass door and large vanity with quartz counter and his / her sinks. Basement is tastefully developed with 2 more bedrooms, living room with gas fireplace, full bathroom, finished laundry room and cold room / additional storage. Other notable features include: immediate possession, A/C, stamped concrete walkway, firepit, shed, fresh paint, new carpet and development potential with Aquatera city water availability. Book you're showing today!