



**9-55007 TWP RD 725**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2162347**



**\$669,500**

<b>Division:</b>	Smallwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,981 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	3.88 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** None

Treed acreage less than 10 minutes from Grande Prairie just east of Clairmont with a 5 bedroom 2.5 bathroom home with an extra large double garage. This gorgeous acreage is surrounded by evergreen trees and backs onto treed greenspace and is zoned CR2. The home features a roomy main level featuring and eat in kitchen, formal dining room, living room with gas fireplace, main floor laundry and an office. There is also a roomy entrance area with storage beside the garage. Upstairs there are 4 bedrooms and 2 full bathrooms including the extra large master boasting a walk in closet and ensuite with a large walk in shower. The basement is partially finished with a recroom and a large bedroom. Outside is a large deck, concrete patio area, a shed and lots of parking for RV's boats and trailers. The attached double garage is heated, and the home has CENTRAL AC! This great acreage with a modern home on county taxes is a great option for acreage living minutes from town. ASK YOUR AGENT FOR A FULL ACREAGE BROCHURE!