



TWP 732 rge rd 54
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2167228



\$649,900

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|------------------|-------------------------------------------------------|---------------|------------------|
| Division: | County of Grande Prairie | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,672 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 5.22 Acres | | |
| Lot Feat: | Gentle Sloping, No Neighbours Behind, Rectangular Lot | | |

| | | | |
|--------------------|------------------------------------------------------------------------|-------------------|-----------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Vinyl Plank | Sewer: | Mound Septic |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 8-73-5-W6 |
| Exterior: | See Remarks | Zoning: | CR5 |
| Foundation: | Piling(s) | Utilities: | Natural Gas Connected |
| Features: | Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan, Pantry | | |

Inclusions: NONE

BRAND NEW ACREAGE!! ** end of November possession ** Built by Little Rock Manufacturing located North of GP! This stunning home features a stunning main level with large open spaces, 3 great sized bedrooms, spacious 5 piece en-suite and an oversized pantry!! You will appreciate the little things like 2 entrances, sharp exterior, laundry room, beams and much more. This acreage is located on 5.22 acres just north east of GP. And is zoned CR-5. Possession is targeted for the end of November. SAMPLE PHOTOS ONLY ** FINISHES AND COLORS MAY DIFFER