



**743061 64 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2168605**



**\$690,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE                                      |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence |               |                   |
| <b>Size:</b>     | 2,016 sq.ft.                              | <b>Age:</b>   | 2005 (19 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                    |               |                   |
| <b>Lot Size:</b> | 140.98 Acres                              |               |                   |
| <b>Lot Feat:</b> | Farm, See Remarks                         |               |                   |

|                    |                               |                   |             |
|--------------------|-------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Boiler, In Floor, Natural Gas | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Laminate                      | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Metal                         | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | None                          | <b>LLD:</b>       | 21-74-6-W6  |
| <b>Exterior:</b>   | Metal Siding                  | <b>Zoning:</b>    | AG          |
| <b>Foundation:</b> | Slab                          | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks                   |                   |             |

**Inclusions:** N/A

One-of-a-kind home on 140 acres!! This AG-zoned property offers plenty of space and potential. The home features an open layout with vaulted ceilings and a large loft-style primary bedroom with a full ensuite. The main floor features a large living room area, kitchen with ample cupboard space and a half bath. In floor heat to keep you cozy all year round! The Attached garage has its own separate in floor heat. You will love this 15x39' garage with 10' doors! It is perfect for storage or equipment. The garage has a separate entrance doors on the front and back, as well as a door into the house. Outdoors offers fenced area is ready for livestock, and a large Quonset for additional storage or agricultural use. The land generates revenue through leases with local farmers, making it a great investment. Located near the green zone, it's also an ideal spot for hunting enthusiasts. (Travel Trailer does not stay with the property)