



GRASSROOTS
REALTY GROUP

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**715060 Range Road 64,
Grande Prairie, Alberta**

MLS # A2176540



\$990,000

Division:	Bear Creek Highlands		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,400 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Gravel Driveway, Triple Garage Attached		
Lot Size:	129.91 Acres		
Lot Feat:	See Remarks, Wetlands		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	See Remarks	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	32-71-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AGRSA
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, pool table and accessories.

Rare opportunity to acquire this conveniently located 129.91 acre parcel that is inside the city limits just north of the airport. It features a 1400 sqft home in very good condition with a 26' x 36' attached garage (hot water heating in garage does not work) and also a 30' x 48' heated shop. Home offers three bedrooms up and one down, with three full bathrooms, vaulted ceilings, and large deck on rear of home. Basement is developed with a huge family/recreation room, office area, bedroom and full bathroom. See photos for an aerial photo of the property and layout of subdivisions. The cultivated acres were in grain, there is a large garden area and many trees on the home site including Haskap berries. Nice tree lined driveway to the home. There is a dugout and also a large slough on the SW corner of the property that the sellers installed a waterline from to the large garden area to pump water for irrigation purposes. Shingles were just replaced and new fridge installed, and a new well water pump. Take a good look at this property as it has much to offer for the future.