



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2176541**



**\$990,000**

<b>Division:</b>	Bear Creek Highlands		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	129.91 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Grande Prairie
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	32-71-6-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AGRSA
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Vaulted Ceiling(s)		

**Major Use:** Grain

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 fully 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 and fridge were just replaced, and also the pump for the well. Take a good look at this property as it has much to offer for the future.