



**GRASSROOTS**  
REALTY GROUP

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**720042 Range Road 42**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2200364**



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,915 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Gravel Driveway, Quad or More Detached, See Remarks		
<b>Lot Size:</b>	13.91 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Landscaped, Pasture, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Unfinished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s), Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Soaking Tub

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Tank
<b>Condo Fee:</b>	-
<b>LLD:</b>	3-72-4-W6
<b>Zoning:</b>	CR-5
<b>Utilities:</b>	-

**Inclusions:** Draperis & Rods, Outdoor Children's Playground Set

ZONED CR-5 with the ability to run your business from home! Only 10 miles east of Grande Prairie. State-of-the-art 120x60 SHOP, gorgeous updated farm home, large quonset, barn, fenced pastures and so much more! 13.91 ACRES only 1/2 mile from pavement with easy access to HWY 43 or HWY 670. The ideal operation for a trucker or horse enthusiast. Inside this spacious bungalow, you'll find 3 bedrooms, 2 full bathrooms and main floor laundry. Outdoors offers tranquility with mature trees surrounding a lush landscaped yard. The quonset offers 12' x 12' overhead door, power, insulated, heated and a concrete floor. Massive 120 long x 60 wide shop is finished with in-floor heat within an engineered 8 inch + thick concrete floor, two 16' x 16' and one 12' x 10' overhead doors, mechanics pit, sump basin and concrete apron. Amenities for the horses include the barn, and several fenced pastures. Serviced with a water well, septic system and dugout on the west end of the property. The original home was built in 1962 on a full concrete foundation, while the addition, sitting on steel pilings was added in 2006, adding another 800+ sq ft of living space. Over the years the home has seen many upgrades along with the addition including a beautiful kitchen with tiled backsplash, breakfast bar, gas stove and loads of cabinetry including built-in desk, china cabinet and wine rack. Other notable improvements include flooring, 2 new bathrooms, main floor laundry, newer appliances, most windows, electrical upgrades and much more! Book your private tour at this fantastic acreage only minutes from Grande Prairie. **CLICK THE MULTIMEDIA ICON FOR CUSTOM WEBSITE WITH VIDEO!**