



**7120770A & 712077B RR 90**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2203795**



**\$569,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	11.40 Acres		
<b>Lot Feat:</b>	Landscaped, Seasonal Water		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** (fridge, stove, dishwasher, washer, dryer, ) x2 7 outbuildings

Two residences, Shop, and numerous out buildings, located on 11.4 acres with a seasonal creek, located just minutes past Wembley. The main residence is a 1534 sq/ft modular built in 2007 with 3 beds and 2 baths. Freshly painted, new roof 2 years ago, high ceilings, and large deck. The second residence is 1636 sq/ft modular built in 1980 with 3 beds, 2 baths and large windows for plenty of natural light and Central AIR CONDITIONING.. New roof 2 years ago, high efficient furnace 2009, vinyl Windows 2010, New kitchen, bathrooms, and flooring in 2018. Both show great. Shop is 30x32, insulated and heated, 220 plugs for welder, 12' high door and 14' ceilings. The land is nicely landscaped, has a dog run, and walking trails.