



GRASSROOTS
REALTY GROUP

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**53A, 54049 712 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2211503



\$649,900

Division:	Willowood Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,929 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	5.84 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	CR-4
Foundation:	Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Pantry, See Remarks, Separate Entrance, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer All As Is On Possession Date

Acreage only minutes from Grande Prairie, with two houses, detached 30x26 garage, shop 32x48 , coverall building 36x42 and situated on 5.84 acres. Privately treed and nice driveway leading up to your 1926sq-ft Bungalow home. Property needs some work / updating of course but price reflects that. Main floor consists of two living rooms, kitchen + dining, 3 bedrooms including the master with en-suite, and a full bathroom. Basement is a walk out basement with sliding doors to your back yard. House is heated by a boiler in the basement. Detached garage is massive and has had updated shingles in the last few years same as the main house. Shop/Quonset has concrete floor and very functionable for small business or tinkering. Coverall building is great for storage with gravel floor. Second house that looks like a barn is estimated to be built in 2005, it is so cute, with two bedrooms, massive living/entertaining room, loft living room with balcony with a view, full kitchen and bathroom great for future rental potential or guest house. Little garden shed and spot for future garden on the property. Not many acreages that come up like this one this close to town with loads of potential. Book your viewing today. Notice is required for all showings.