



GRASSROOTS
REALTY GROUP

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713028 Range Road 43
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2222028



\$584,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,506 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Garden, Landscaped, Many Trees, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-71-4-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	See Remarks		

Inclusions: window coverings, tv mounting bracket, dog run, garage heater, wood stove in shop, firepit,

It's difficult to find an acreage with such a beautiful setting - but here it is. Peaceful and private with a well-designed home and great outbuildings. The home offers 3 bedrooms, including a primary suite with a 4-piece ensuite (jetted tub) and walk-in closet. One of the two additional bedrooms also offers a walk-in closet. The open-concept kitchen features, a corner pantry, and overlooks the dining and living areas. The living room has wood burning fireplace. Enjoy two massive decks; choose the deck depending if you are looking for sun or shade. One deck has composite decking and glass railing. The property includes a 27' x 28' heated detached garage with floor drain and a 32' x 48' shop with a 12' door and wood stove. Other outbuildings include a greenhouse, wood shed, storage shed and fabulous kids playhouse/clubhouse. Property has a drilled well, septic tank & septic field. Embraced by mature trees and natural beauty, this property has privacy with the added bonus of being very close to crown land—perfect for those looking for outdoor adventure. Book your showing today to fully experience all this exceptional property has to offer. You are sure to fall in love!