



**GRASSROOTS**  
REALTY GROUP

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**745049 Range Road 50**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2226203**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	22.52 Acres		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	31-74-4-W6
<b>Exterior:</b>	Other	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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This cozy mobile home offers 3 bedrooms and 2 baths, nestled on 22.52 acres of pure Alberta countryside. Perfect for those seeking space, privacy, and endless possibilities—bring your animals, your toys, and your dreams! HWT 5-7 years old, Furnace 3 years old, new well pump 2024, roof done on 2012.