



GRASSROOTS
REALTY GROUP

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45 54049 TWP RD 712
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2232026



\$675,000

Division:	Willowood Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,510 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Carport, Single Garage Attached		
Lot Size:	3.95 Acres		
Lot Feat:	Back Yard, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-4
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Garage heater, master bedroom TV mount, RO to fridge and sink, wheelchair lift, 3000w inverter, shop heater, title insurance.

What an unbelievably rare opportunity to own a truly gorgeous, fully treed acreage, perfectly situated on pavement and mere seconds from Grande Prairie city limits! This delightful 1510 sqft home has been tastefully and considerably renovated throughout, offering a bright, welcoming atmosphere with 5 bedrooms (potential for 6), plus 2½ beautifully appointed bathrooms. Step inside the spacious entry and discover a bright, inviting main floor featuring an updated kitchen with plenty of cabinets, R/O water, stainless steel appliances, laminate flooring, large windows, charming rustic wood accents, and convenient main floor laundry. The basement has been thoughtfully transformed, boasting new carpet, a refreshed bathroom, a comfortable living room with large windows and access to the single attached garage, along with three comfortable bedrooms. Outside, you'll appreciate the extensive exterior enhancements, including new shingles, attractive vinyl siding, concrete walkway and a convenient detached garage/workshop. The property also features a matching carport, perfect for keeping snow off vehicles or toys. Imagine enjoying the tranquility and privacy of this mature, treed setting while still having incredible, easy access to all the city's amenities. This turn-key acreage offers exceptional value and is truly priced to sell – it's an opportunity you won't want to miss!