



**GRASSROOTS**  
REALTY GROUP

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**712047 RR 54 NW 16-71-5 W6**  
**Grande Prairie, Alberta**

**MLS # A2238845**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	2.91 Acres		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private, See Remarks, Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Other, Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-71-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** In mobile - fridge, stove, dishwasher, washer, microwave, blinds. Outbuildings - wood shed, brown shed, water shed & tank, cat house (if buyer wants 2 outdoor mouse traps (cats) with it), picnic tables & Adirondack chairs around fire pit, greenhouse, water treatment tank, pump & hoses for lawn & garden watering. In garage-Fridge, wood stove, built-in work benches/storage area in garage.

REDUCED & PRICED TO SELL QUICKLY! YOU WILL NOT BEAT THIS AMAZING LOCATION ONLY 5 MINUTES FROM TOWN, PAVED ALL THE WAY! This acreage is zoned CR5, NOT PART OF A SUBDIVISION! Clean, bright, open concept mobile home with 3 bedrooms & 2 full bathrooms! Master includes ensuite with jet tub & walk in closet! Lots of upgrades to this home including all new roof, insulated skirting, block pilings, exterior & patio doors, new furnace & hot water tank! 28x30 heated garage with work benches! Huge lawn to host barbecues, play outdoor games, lounge in the sun or hang out in the picnic area by the fire! Brand NEW DRILLED WELL last year 2024 & newer 4 stage septic treatment system! The secondary surface well is great for watering the lawn, 6 raised beds, separate garden area & greenhouse all of which INCLUDE asparagus, strawberries, raspberry, saskatoon, haskap & lilac bushes! New willows & spruce trees have been planted within the last year through the shelter belt program. There is an extra shed for storage & water shed. New school only minutes away! CHECK OUT THIS INCREDIBLE PROPERTY TODAY! Listing realtor is related to sellers.